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HERITAGE VALLEY PARKS

SPECIFIC PLAN
FILLMORE, CA



Submitted To:
City of Fillmore, California

Project Applicant:
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24005 Ventura Boulevard
Calabasas, CA 91302

October 22, 2002

HERITAGE VALLEY PARKS

SPECIFIC PLAN FILLMORE, CA

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HERITAGE VALLEY PARKS

EXECUTIVE SUMMARY

The Heritage Valley Parks Specific Plan addresses approximately 301.2 acres of land located within and adjacent to the southeastern boundary of the City of Fillmore. The regional context and local setting of the Heritage Valley Parks Specific Plan are illustrated in Exhibit 1, Regional Location Map and Exhibit 2, Vicinity Map. Approximately 66.5 acres of Heritage Valley Parks are located within the City limits and 234.7 acres are located within the City of Fillmore Sphere of Influence to be annexed to the City¹. The City of Fillmore has adopted a City Urban Restriction Boundary

(CURB). Portions of Heritage Valley Parks that are planned for development of residential uses are within the CURB.

The specific plan provides for a development with a strong connectivity to existing Fillmore with a variety of residential housing types, active and passive parks, pedestrian and bicycle trails, an elementary school, and other public facilities including a site for a fire sub-station and a site for a future public library, community center, or other identified public facility.

Heritage Valley Parks is a master plan of residential neighborhoods, parks, and public facilities designed to create a livable community compatible with the traditional development characteristics of Fillmore. The master plan as illustrated in the Land Use Plan, Exhibit 3, combines residential neighborhoods with recreation areas offering opportunities for social gathering within an open space setting. The guiding design principles for the master plan include the following:

- Connectivity among the land uses within Heritage Valley Parks to the existing Fillmore community.
- Opportunities for development of new recreational amenities in Fillmore.
- A respect for the traditional development patterns of Fillmore.
- Bicycle and pedestrian accessibility and mobility to encourage alternative modes of travel.
- Environmental stewardship.
- Diversity in architectural design.
- Diversity and choice of housing types and opportunities to address a variety of lifestyles and economic segments of the marketplace.

1) As of the writing of this Specific Plan portions of the project site are located in areas outside the currently adopted Sphere of Influence boundary. Pursuant to the adoption of the Heritage Valley Parks Specific Plan, the City intends to apply for an amendment to the Sphere of Influence boundary bringing this area into the City's Sphere of Influence. For purposes of this specific plan, reference to the Sphere of Influence in the Heritage Valley Parks Specific Plan assumes a point in time following Specific Plan adoption and amendment of the Sphere of Influence boundary.

- Sustainable development practices addressing energy efficiency.

RESIDENTIAL AREAS

Residential areas are designed in keeping with the above principles of design resulting in the following:

- Residential neighborhoods designed at a human scale and oriented to pedestrian activity.
- Connectivity among residential neighborhoods, recreational areas, and public facilities by means of a network of pedestrian sidewalks and off-street bicycle trails within each neighborhood.
- Connectivity between Heritage Valley Parks residential neighborhoods and the retail and service commercial uses within Downtown Fillmore by means of off-street bicycle trails and off- street sidewalks.
- Provision of a variety of housing types addressing lifestyle considerations of singles, families, executives, and empty nesters.
- Residential neighborhoods designed to allow for preservation and enhancement of natural open space within Heritage Valley Parks creating a rural, outdoor experience.
- Residential neighborhoods incorporating diverse architectural styles and traditional design elements in keeping with the character of existing Fillmore neighborhoods.

STREETS AND PEDESTRIAN/BICYCLE MOBILITY

Collector and local streets form the circulation system for Heritage Valley Parks providing for safe and efficient movement of vehicles through Heritage Valley Parks as well as a backbone for a comprehensive system of bikeways and pedestrian trails. This system incorporates the following features:

- Streets designed in a modified grid pattern, reminiscent of the traditional layout of Fillmore streets.
- Streets that include landscaped parkways and pedestrian walkways separated from the street to create a pleasant and safe pedestrian environment promoting friendly interaction among neighbors.
- Streets designed to promote traffic calming through the use of enhanced parkway landscaping, median landscaping, and traffic circles to influence a driver's peripheral vision and encourage drivers to proceed more slowly.

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Background

- The project is a response to the growing need for a more integrated approach to the management of the park's natural resources.
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Project Objectives

- To develop a comprehensive management plan for the park's natural resources.
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- A system of bikeways integrated into the design of Heritage Valley Parks to encourage bicycle travel as an alternative to the use of the automobile.
- A secondary access for El Dorado Mobile Home Estates as a traffic safety feature for the residents of this area.
- A bikeway system providing connectivity to the Ventura County Regional Trail System and the City of Fillmore Bicycle Trail System.

NATURAL FEATURES, SCENIC AREAS, AND RECREATION

Significant natural habitat and scenic features are preserved and enhanced through environmental stewardship forming an integral component of the master plan. Open space uses comprise the entire southern edge of the project site capturing scenic views of the Santa Clara River Valley and mountains beyond. Natural habitat areas existing within the project site will be preserved and enhanced and off-site areas with potential high habitat value will be created and preserved as part of the implementation of Heritage Valley Parks. New public recreational amenities are provided to enhance the natural features and scenic vistas afforded all Fillmore residents as follows:

- A 52.2 acre nature park located adjacent to the Santa Clara River will be developed within Heritage Valley Parks. The nature park will consist of some areas remaining in an existing natural condition and enhancement of other areas to a natural condition which have historically been used for agriculture. Educational trails will be provided within the nature park to enrich the experience of visitors to this natural area and to educate the public on the value of conservation.
- Off-site acreage of potential high habitat value will be identified for preservation and enhancement to replace a portion of significant habitat utilized within Heritage Valley Parks.
- The development of a segment of the Santa Paula Branch Line Trail and portions of the City bike trail system along and adjacent to a levee bordering the Santa Clara River will provide for scenic vistas of the Santa Clara River and the mountains beyond.
- New active and passive recreational opportunities provided for Fillmore through the development of a 33.3 acre community park including tot lots, picnic areas, and similar uses as well as passive recreation areas.

PUBLIC FACILITIES

Heritage Valley Parks provides for the development of needed public facilities to serve Fillmore as follows:

HERITAGE VALLEY PARKS

- Development of a public elementary school.
- The reservation of a site for development of a fire sub-station.
- Provision of suitable sites within the community park area for future development of park commercial uses, a public library, a community center, and/or other similar community facilities.
- A levee for protection for the 100- year storm event.
- New water and sewer facilities.
- Development of linkages of bike paths including the regional Santa Paula Branch Line Trail and City Bikeway.

SUSTAINABLE DEVELOPMENT

Sustainable development practices are incorporated into the project design of Heritage Valley Parks wherever possible as follows:

- Enhancement and reservation of approximately 52.2 acres of natural habitat area as a public nature park adjacent to the Santa Clara River as well as restoration and enhancement of portions of Pole Creek.
- Native plant materials and non-invasive ornamental landscape materials will be incorporated into the landscaping plan for common areas and passive park areas.
- Residential development located within walking and biking distance to the commercial retail and service uses located within the Downtown Fillmore central business district.
- Residential development equipped with the latest technology for internet access allowing residents to shop and work on-line thereby reducing vehicle trips.
- Streets oriented in an east/west direction wherever feasible, allowing for a southerly orientation of residential development to promote energy efficiency.
- The use of large canopy trees in public areas such as parkways, medians, and the community park to achieve natural ventilation and cooling.
- Community design to reflect the neighborhood ambiance of Fillmore as found on the blocks between Central Avenue, Mountain View Street, Main Street and 4th Street by incorporating canopy trees, a grid street design, a variety of architectural styles, pedestrian friendly streets including sidewalks and landscaped parkways without the use of alleys.

GOVERNING DOCUMENTS

HERITAGE VALLEY PARKS

Development of Heritage Valley Parks will be governed by several documents as follows:

- The City of Fillmore General Plan, as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within Heritage Valley Parks.
- The Heritage Valley Parks Specific Plan to include a land use plan, infrastructure plan, design guidelines, development regulations, and project phasing.
- The Heritage Valley Parks Development Agreement establishing a framework for the development of the master planned community.
- The City of Fillmore Zoning Ordinance which will apply in areas where the Specific Plan is silent on development standards and regulations.
- City of Fillmore Subdivision Ordinance regulating the subdivision of land within Heritage Valley Parks.
- City of Fillmore Redevelopment Plan establishing goals and project criteria for development of approximately 40 acres within Heritage Valley Parks.
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Heritage Valley Parks as a means of insuring and enforcing quality design and development of the master planned community.

SPECIFIC PLAN COMPONENTS

The Heritage Valley Parks Specific Plan is organized into the following sections:

The purpose of this report is to provide a summary of the findings of the research conducted by the research team.

The first of the findings is that the research team has identified a number of key factors that influence the success of the project. These factors include the quality of the data, the quality of the analysis, and the quality of the reporting.

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Executive Summary

The purpose of this report is to provide a summary of the findings of the research conducted by the research team.

- **Section 1 Introduction**

The Introduction serves to acquaint the reader with the project setting, a general description of the project proposal, the goals and policies of the specific plan, the entitlements to accompany the specific plan, and the relationship of the specific plan to the City of Fillmore General Plan, as amended, and Zoning Ordinance. This section also establishes the Specific Plan as the zoning for the project site.

- **Section 2 Existing Conditions**

This section describes the setting for Heritage Valley Parks outlining the existing physical conditions on and around the project site.

- **Section 3 Land Use**

The land use section describes residential planning areas, along with the varying residential types, the parks, trails, the public elementary school, and the sites reserved within the specific plan for other public facilities.

- **Section 4 Infrastructure and Public Improvements**

This section provides information on the circulation improvements, the planned backbone water, sewer, and storm drain systems, and the grading concept for the development of the project. This section also includes a description of flood control improvements needed for the development of Heritage Valley Parks such as the soil cement levee/bank stabilization system to be constructed adjacent to the Santa Clara River.

- **Section 5 Design Guidelines**

The Design Guidelines include graphic representations and text to guide the site planning, landscaping, and architecture of the Heritage Valley Parks development. Streetscapes, entries, edge treatments, relationship of new land uses with existing land uses, walls and fencing, lighting, signage, and architectural design are some of the features to be addressed in the Design Guidelines section of the specific plan.

- **Section 6 Development Regulations**

The Development Regulations specify the standards regulating permitted uses for various residential types. The development regulations address lot sizes, diverse housing types, buildable areas, architectural elements, and landscaping. A discussion of the relationship of the specific plan development regulations to the City of Fillmore Zoning Ordinance is also provided.

Exercise 1: Introduction

The first exercise is to answer the question: What is the purpose of the course? The answer is: To provide a general overview of the course and to introduce the students to the course. The second exercise is to answer the question: What is the structure of the course? The answer is: The course is divided into three parts: Introduction, Main body, and Conclusion. The third exercise is to answer the question: What is the content of the course? The answer is: The course covers the following topics: Introduction, Main body, and Conclusion.

Exercise 2: Introduction

The second exercise is to answer the question: What is the purpose of the course? The answer is: To provide a general overview of the course and to introduce the students to the course. The third exercise is to answer the question: What is the structure of the course? The answer is: The course is divided into three parts: Introduction, Main body, and Conclusion.

Exercise 3: Introduction

The third exercise is to answer the question: What is the purpose of the course? The answer is: To provide a general overview of the course and to introduce the students to the course. The fourth exercise is to answer the question: What is the structure of the course? The answer is: The course is divided into three parts: Introduction, Main body, and Conclusion.

Exercise 4: Introduction

The fourth exercise is to answer the question: What is the purpose of the course? The answer is: To provide a general overview of the course and to introduce the students to the course. The fifth exercise is to answer the question: What is the structure of the course? The answer is: The course is divided into three parts: Introduction, Main body, and Conclusion.

Exercise 5: Introduction

The fifth exercise is to answer the question: What is the purpose of the course? The answer is: To provide a general overview of the course and to introduce the students to the course. The sixth exercise is to answer the question: What is the structure of the course? The answer is: The course is divided into three parts: Introduction, Main body, and Conclusion.

Exercise 6: Introduction

The sixth exercise is to answer the question: What is the purpose of the course? The answer is: To provide a general overview of the course and to introduce the students to the course. The seventh exercise is to answer the question: What is the structure of the course? The answer is: The course is divided into three parts: Introduction, Main body, and Conclusion.

The policies and procedures for the City's review and approval of development proposals within the project site, how the Heritage Valley Parks Development Agreement relates to project approvals and how infrastructure will be financed and maintained are presented in this section. This section provides the methods and procedures for interpreting and amending the Specific Plan when necessary.

- **Section 7 Project Phasing**

This section describes the phasing of new development. The phasing section includes a discussion of the sequencing of development of new land uses along with infrastructure necessary for each phase of development.

- **Section 8 General Plan Consistency**

This section discusses the relationship of the Heritage Valley Parks Specific Plan to the City of Fillmore General Plan, as amended, describes the General Plan policies applicable to the proposed project, and how the Specific Plan implements those policies. The Heritage Valley Parks Specific Plan will be consistent with the City's General Plan as amended.

The project was initiated in 2010. The initial goal was to develop a new product line that would address the needs of the market. The project was managed by a team of experienced professionals. The project was successful in meeting its goals and objectives. The project was completed on time and within budget. The project was a significant achievement for the company.

Project Overview

Section 1

The project was initiated in 2010. The initial goal was to develop a new product line that would address the needs of the market. The project was managed by a team of experienced professionals. The project was successful in meeting its goals and objectives. The project was completed on time and within budget. The project was a significant achievement for the company.

Project Objectives

Section 2

The project was initiated in 2010. The initial goal was to develop a new product line that would address the needs of the market. The project was managed by a team of experienced professionals. The project was successful in meeting its goals and objectives. The project was completed on time and within budget. The project was a significant achievement for the company.

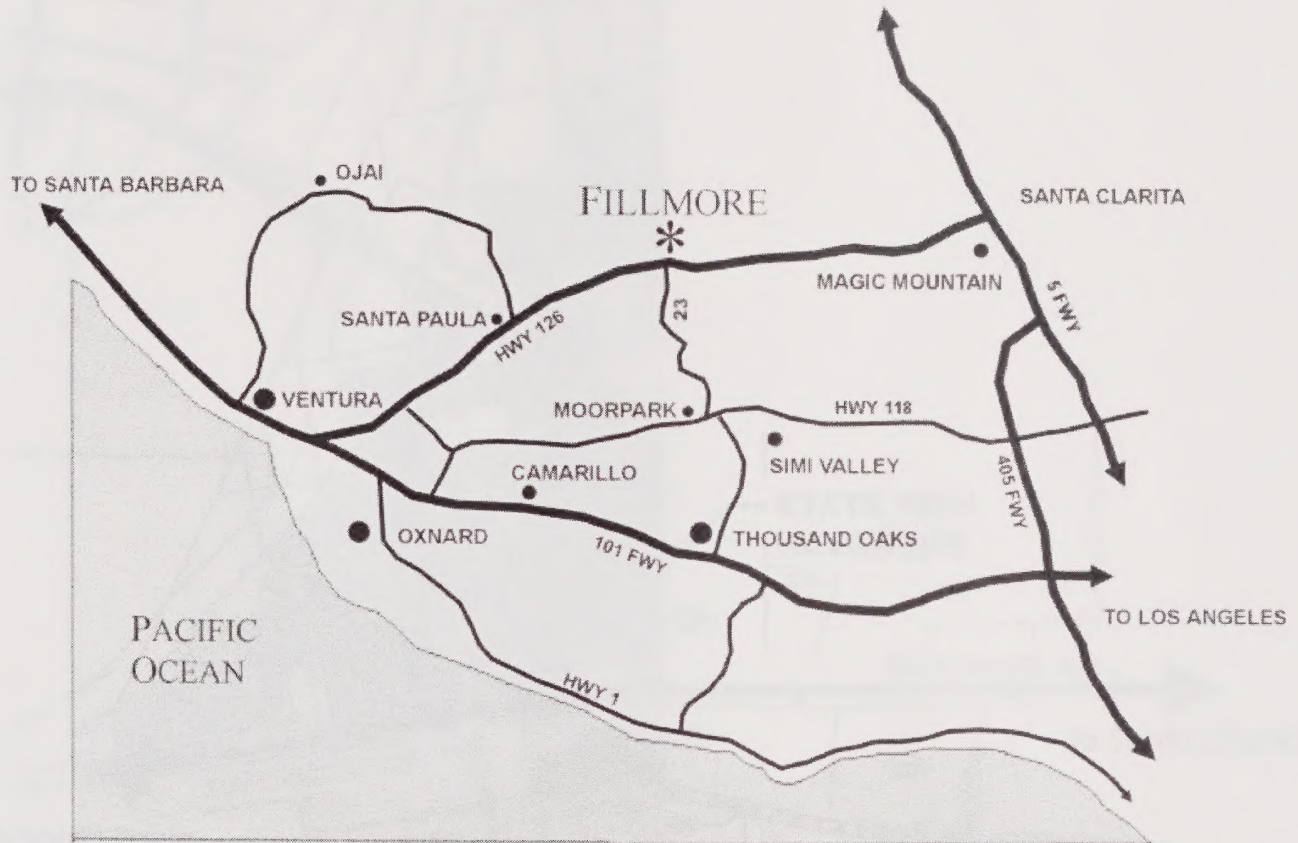
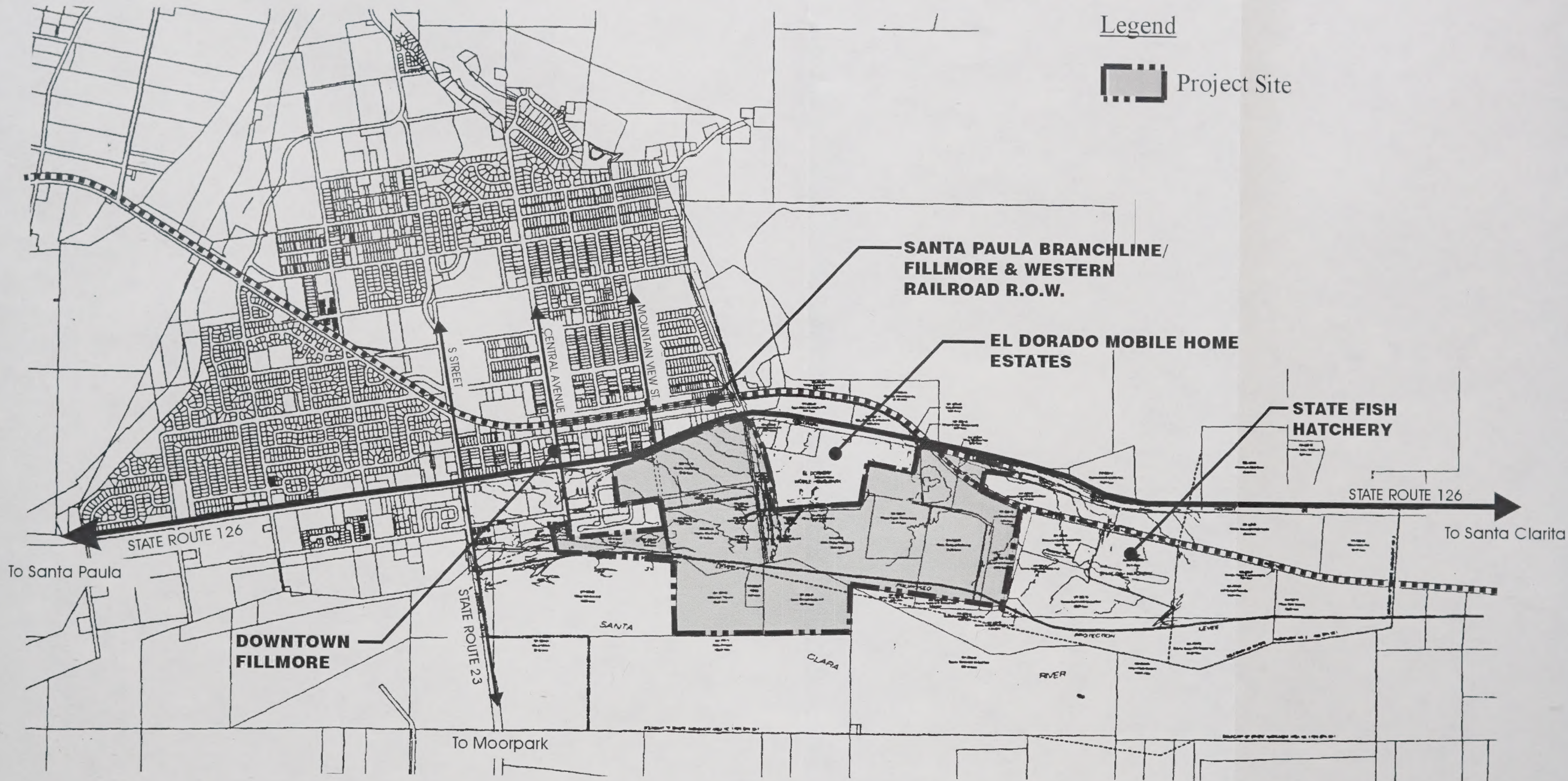


EXHIBIT 1





1 INTRODUCTION

The Heritage Valley Parks Specific Plan (specific plan) area is comprised of approximately 301.2 acres located adjacent to and south of State Route 126 within the southeastern portion of the City of Fillmore and the City's Sphere of Influence as illustrated on the Project Location Map, Exhibit 4. The specific plan provides for development of residential uses of varying types, public parks including both active and passive recreational amenities as well as a nature park, an elementary school, and sites for

development of public facilities such as a fire sub-station and a library or other identified public facility. The Heritage Valley Parks Specific Plan is a comprehensive plan by Griffin Industries, hereinafter referred to as the "applicant", for the development of traditional residential neighborhoods designed to blend with the historic small town character of Fillmore while enhancing the city's recreational amenities and providing needed public facilities.

1.1 PROJECT SETTING

The Heritage Valley Parks project site, hereinafter referred to as "project site", serves as an eastern "gateway" into the City of Fillmore within approximately one mile of Downtown Fillmore located to the north and west of the project site. Direct access to the project site is provided from State Route 126 via Mountain View Street. A second direct access point to the project site occurs at Highway 126. A third direct access point to the project site is located at Central Street.

Approximately 66.5 acres of the specific plan are located within the City of Fillmore, and approximately 234.7 acres are located within the City's Sphere of Influence² as illustrated on Exhibit 4. The project site is generally bounded by State Route 126 on the north, Mountain View Street and Central Avenue on the west, the Santa Clara River on the south, and vacant agricultural land on the east. Pole Creek, a tributary to the Santa Clara River, extends through the project site from the north to the south. A portion of the Santa Paula Branch Line/Fillmore & Western railroad right of way abuts the project site along the northeasterly boundary. A tourist train operates between Downtown Fillmore and the City of Santa Paula located approximately 8 miles west of Fillmore. Currently, no freight or commuter train traffic exists on the railroad

² As of the writing of this Specific Plan portions of the project site are located in areas outside the currently adopted Sphere of Influence boundary. Pursuant to the adoption of the Heritage Valley Parks Specific Plan, the City intends to apply for an amendment to the Sphere of Influence boundary bringing this area into the City's Sphere of Influence. For purposes of this specific plan, reference to the Sphere of Influence in the Heritage Valley Parks Specific Plan assumes a point in time following Specific Plan adoption and amendment of the Sphere of Influence boundary.

INTRODUCTION

The purpose of this report is to provide a comprehensive overview of the current state of the market for [Product Name]. The report is intended for [Target Audience] and will cover the following areas:

- Market Overview
- Competitive Analysis
- Product Features
- Marketing Strategy
- Financial Projections

The report is organized into five main sections. The first section, 'Market Overview', provides a general overview of the market and its key players. The second section, 'Competitive Analysis', compares the product to its main competitors. The third section, 'Product Features', details the product's unique selling points and benefits. The fourth section, 'Marketing Strategy', outlines the recommended marketing approach. The fifth section, 'Financial Projections', provides a forecast of the product's financial performance.

1.1 Product Overview

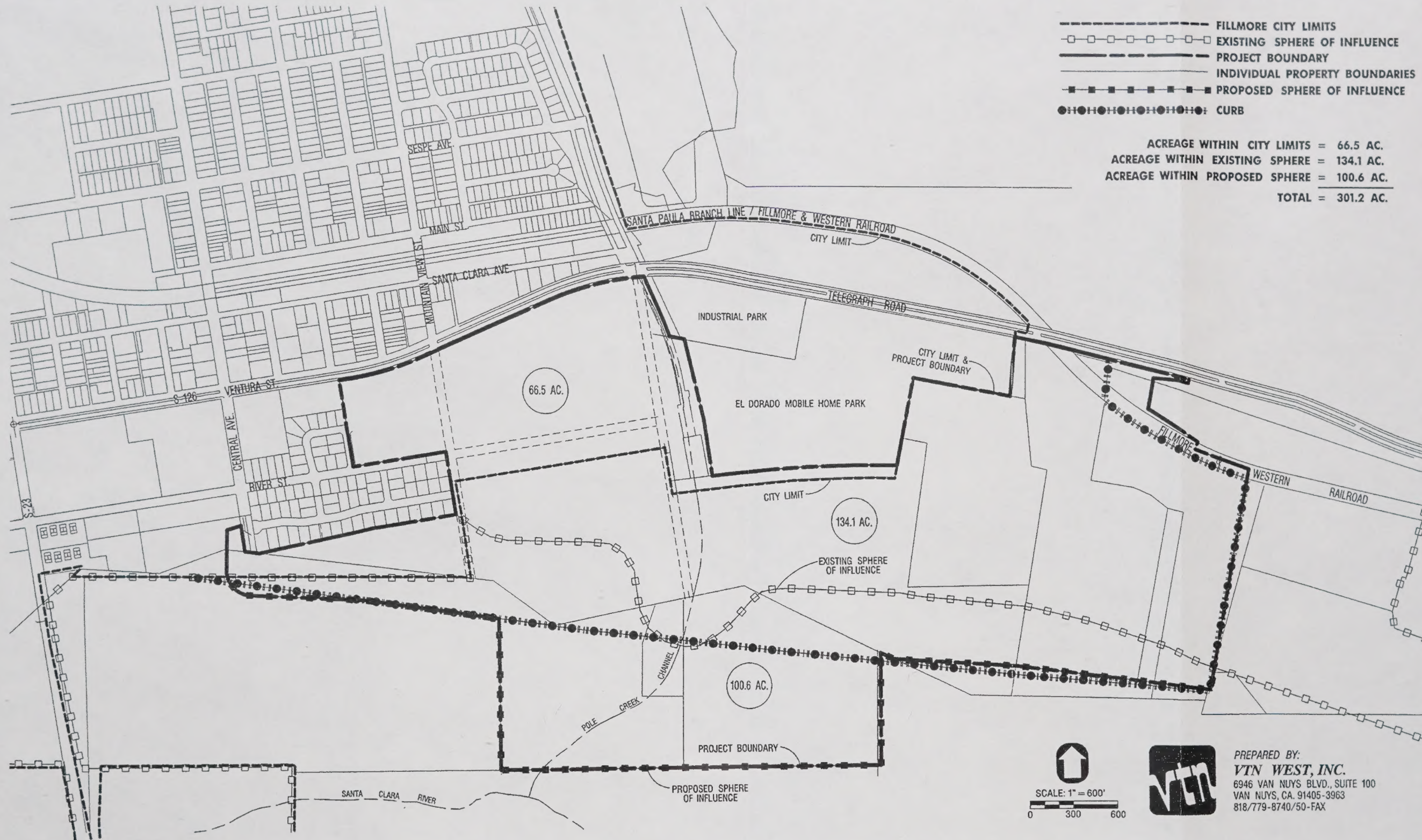
The product is a [Product Name] designed to [Product Purpose]. It is a [Product Type] that [Product Benefit]. The product is currently available in [Product Availability]. The product is designed to be [Product Feature]. The product is made of [Product Material]. The product is priced at [Product Price]. The product is sold by [Product Seller].

The product is designed to be [Product Feature]. The product is made of [Product Material]. The product is priced at [Product Price]. The product is sold by [Product Seller]. The product is currently available in [Product Availability]. The product is designed to be [Product Feature]. The product is made of [Product Material]. The product is priced at [Product Price]. The product is sold by [Product Seller].

The product is designed to be [Product Feature]. The product is made of [Product Material]. The product is priced at [Product Price]. The product is sold by [Product Seller]. The product is currently available in [Product Availability]. The product is designed to be [Product Feature]. The product is made of [Product Material]. The product is priced at [Product Price]. The product is sold by [Product Seller].

tracks east of Downtown Fillmore through the project site, however, it is anticipated that a tourist train will be operated along these railroad tracks and that a potential extension of this service easterly to Piru/Rancho Camulos will occur.

Existing developed land uses surrounding the project site include single family residential and highway commercial uses on the west, the El Dorado Mobile Home Estates located adjacent to the project site on the north, agricultural uses on the east, and the urban uses within the City of Fillmore on the north.





1.2 SPECIFIC PLAN PROPOSAL

The Heritage Valley Parks Specific Plan is designed to respect the unique natural features within and around the project site and will be developed in manner sensitive to special environmental characteristics associated with the project site. The specific plan provides for the phased development of residential uses, active and passive recreational uses, and public facilities to include a public elementary school, a fire sub-station site, and a site for a public library, community center or other public facilities.

1.2.1 PROJECT SUMMARY

Heritage Valley Parks incorporates a traditional design concept in keeping with the historical development patterns of Fillmore. The master plan provides livability within a natural open space setting with an organized and simple system of streets, entries, active and passive parks, and a network of pedestrian and bicycle trails to promote walking and biking. The location of Heritage Valley Parks near historic Downtown Fillmore, provides a very meaningful opportunity to weave together the rich heritage of the City's past with that of the future enabling the City of Fillmore to realize its vision as the quintessential "*Last Best Small Town in Southern California*".

The key elements of the Heritage Valley Parks Land Use Plan are described below and in the Statistical Summary, Table 1.

Residential Development

Residential land use comprises approximately 170.1 acres and will include varying residential housing types and varying architectural styles with the provision of upscale single family detached homes and paired homes designed to address varying lifestyle needs such as families, singles, executive level, and empty nester housing. Up to 750 residential units will be developed within four distinct residential development phases.

Parks

Heritage Valley Parks will include the development of approximately 85.5 acres of public parks. These parks will be improved by the applicant and dedicated to the City of Fillmore for the use of all Fillmore's residents. This park acreage will be developed for active and passive recreational use as well as for experiencing undeveloped natural areas.

1.1 SPECIFIC POLICY PROVISIONS

The following table lists the specific policy provisions that are relevant to the development of a sustainable community. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan.

1.1.1 General Provisions

The following table lists the general provisions that are relevant to the development of a sustainable community. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan.

The following table lists the specific provisions that are relevant to the development of a sustainable community. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan.

1.1.2 Environmental Provisions

The following table lists the environmental provisions that are relevant to the development of a sustainable community. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan.

1.1.3

The following table lists the provisions that are relevant to the development of a sustainable community. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan. The table is organized into two columns: the first column lists the policy provisions, and the second column lists the relevant sections of the community's comprehensive plan.

- *Community Park*

Approximately 33.3 acres will be developed as a public community park providing new active recreational facilities for Fillmore. The community park will include tot lots, picnic areas, park commercial uses, and sites for future development of public facilities such as a library, community center, or other similar public improvements. The community park will also reserve areas for public enjoyment of passive recreational activities.

- *Nature Park*

Approximately 52.2 acres of area adjacent to the Santa Clara River will be reserved as a public nature park. The majority of the nature park consists of areas to be preserved in an existing natural state and other areas enhanced to a natural state which have historically been used for agriculture. The nature park will be enhanced with educational trails to provide opportunities for human appreciation of the natural environment within and surrounding Heritage Valley Parks.

Trails

A signature feature of Heritage Valley Parks is the provision of linkages to master planned public trails and the provision of pedestrian and bike trails within the circulation system for the project. Trails to be developed within Heritage Valley Parks are described below.

- *Santa Paula Branch Line Trail*

The Santa Paula Branch Line Trail is a Ventura County master planned bike trail. This trail system is proposed to be implemented within the Santa Paula Branch Line/Fillmore & Western railroad right of way which passes through Fillmore and is adjacent to the northeasterly boundary of the project site. The master plan for Heritage Valley Parks includes the development of a portion of the Santa Paula Branch Line Trail within the project site adjacent to the Santa Clara River on and adjacent to a levee located above the Santa Clara River.

The segment of the Santa Paula Branch Line Trail within the project site will extend from a connection at Highway 126 southerly along the west side of Pole Creek to the bridge crossing at Heritage Valley Parkway. From Heritage Valley Parkway the trail will continue easterly to the eastern boundary of the project site and extend northerly along this boundary of Heritage Valley Parks to connect to the railroad right of way.

The Santa Paula Branch Line Trail will be developed for use by pedestrians and bicyclists and designed to meander on and off of the levee constructed above the Santa Clara River providing a scenic vista from the trail to the Santa Clara River and mountains beyond. Within Heritage Valley Parks, this trail will connect residential neighborhoods with the nature park and a segment of the city master planned bike trail providing connectivity to the community park, public facilities, the elementary school, and residential neighborhoods west of Pole Creek.

HERITAGE VALLEY PARKS

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- *City Bike Trail*

The public trail system planned for Heritage Valley Parks includes the development of a link of the City of Fillmore master planned bike trail system proposed to extend from the bridge crossing at Heritage Valley Parkway to the westerly project site boundary. At this point, future development by others will extend construction of the City Bikeway westerly to Highway 23. At the bridge crossing at Heritage Valley Parkway, the will connect to the Santa Paula Branch Line Trail. The City Bikeway trail will be developed for use by pedestrians and bicyclists and designed to meander on and off of the levee located above the Santa Clara River providing scenic vistas of the Santa Clara River and mountains beyond.

- *Off- Street Bicycle and Pedestrian Trails*

In addition to the Santa Paula Branch Line Trail and the City master planned bike trail, a network of off- street bicycle trails and off- street sidewalks will be developed in conjunction with street rights of way to provide further connectivity throughout the project site.

Public Facilities

- *Flood Control Levee/Bank Stabilization*

To protect the Heritage Valley Parks development, a landscaped earthen levee with soil cement erosion protection or bank stabilization, as appropriate, will be constructed adjacent to the Santa Clara River for flood control purposes. The earthen levee will be designed with appropriate freeboard above the 100- year storm water elevation and with toe down below the Santa Clara River's historical lowest invert elevation to provide permanent flood protection from the Santa Clara River to the project site. The levee/bank stabilization will extend from the easterly project boundary to Central Avenue.

- *Elementary School*

A public elementary school will be developed on a 10.6 acre site reserved within the project site. As part of project development, an elementary school will be constructed to serve the K-5 school age needs of the Fillmore community.

- *Fire Sub-Station Site*

A .9 acre site is reserved within the project for the development of a fire sub-station to serve the City of Fillmore. The fire sub-station will be designed to be architecturally compatible with the Heritage Valley Parks neighborhood.

Other Public Facilities

Within the community park dedicated to the City, suitable sites exist for the development of other needed community facilities such as a public library, park commercial uses, community center and/or other public uses. The applicant will work in conjunction with the City during the master planning of the community park site to assure the availability of a site or sites suitable for future development of public community facilities compatible with the park and surrounding residential neighborhoods which could include a library, park commercial use, or a community center.

1. The first step is to

2. The second step is to

3. The third step is to

4. The fourth step is to

5. The fifth step is to

6. The sixth step is to

7. The seventh step is to

TABLE 1 STATISTICAL SUMMARY

LAND USE	Du/AC	ACRES (⁴)	UNITS
Residential			
• Paired Homes	9.2	28.4	261
• SFD - 6,000 S.F. Lots (Min.)	4.7	45.7	213
• SFD - 8,000 S.F. Lots (Avg.)	3.5	43.4	151
• SFD - 10,000 S.F. Lots (Avg.)	2.4	52.6	125
Sub-Total	4.4	170.1	±750
Community Park ¹	---	33.3	---
Nature Park	---	52.2	---
Elementary School	---	10.6	---
Fire Sub-Station Site	---	.9	---
Flood Control ²	---	27.3	---
Other Non-Buildable ³		6.8	
Sub-Total	---	131.1	---
PROJECT TOTAL		301.2	±750

Notes

1. Community Park includes the following:
 - Active Recreation 24.1 Ac
 - Roundabouts (passive) 1.2 Ac
 - Levee (passive) 8.0 Ac
2. Flood Control includes the following:
 - Pole Creek Basin & Channel 19.0 Ac
 - VCFCD 2.8 Ac
 - Channel south side of El Dorado 3.3 Ac
 - Remnants south of Levee 2.2 Ac
3. Other includes:
 - Central Ave. Roundabout 1.8 Ac
 - Eastern Theme Entry 5.0 Ac
4. All acres are gross and include required streets and public rights of way in the acreage calculation.

HERITAGE VALLEY PARKS

TABLE 1. STATISTICAL ANALYSIS

Variable	Mean	Standard Deviation	Minimum	Maximum
Dependent Variable	10.5	2.5	5.0	15.0
Control Variable 1	12.0	3.0	6.0	16.0
Control Variable 2	11.0	2.8	5.5	15.5
Control Variable 3	10.0	2.5	5.0	15.0
Control Variable 4	9.5	2.2	4.5	14.5
Control Variable 5	9.0	2.0	4.0	14.0
Control Variable 6	8.5	1.8	3.5	13.5
Control Variable 7	8.0	1.5	3.0	13.0
Control Variable 8	7.5	1.2	2.5	12.5
Control Variable 9	7.0	1.0	2.0	12.0
Control Variable 10	6.5	0.8	1.5	11.5
Control Variable 11	6.0	0.6	1.0	11.0
Control Variable 12	5.5	0.5	0.5	10.5
Control Variable 13	5.0	0.4	0.0	10.0
Control Variable 14	4.5	0.3	0.0	9.5
Control Variable 15	4.0	0.2	0.0	9.0
Control Variable 16	3.5	0.1	0.0	8.5
Control Variable 17	3.0	0.1	0.0	8.0
Control Variable 18	2.5	0.1	0.0	7.5
Control Variable 19	2.0	0.1	0.0	7.0
Control Variable 20	1.5	0.1	0.0	6.5
Control Variable 21	1.0	0.1	0.0	6.0
Control Variable 22	0.5	0.1	0.0	5.5
Control Variable 23	0.0	0.1	0.0	5.0
Control Variable 24	-0.5	0.1	0.0	4.5
Control Variable 25	-1.0	0.1	0.0	4.0
Control Variable 26	-1.5	0.1	0.0	3.5
Control Variable 27	-2.0	0.1	0.0	3.0
Control Variable 28	-2.5	0.1	0.0	2.5
Control Variable 29	-3.0	0.1	0.0	2.0
Control Variable 30	-3.5	0.1	0.0	1.5
Control Variable 31	-4.0	0.1	0.0	1.0
Control Variable 32	-4.5	0.1	0.0	0.5
Control Variable 33	-5.0	0.1	0.0	0.0
Control Variable 34	-5.5	0.1	0.0	-0.5
Control Variable 35	-6.0	0.1	0.0	-1.0
Control Variable 36	-6.5	0.1	0.0	-1.5
Control Variable 37	-7.0	0.1	0.0	-2.0
Control Variable 38	-7.5	0.1	0.0	-2.5
Control Variable 39	-8.0	0.1	0.0	-3.0
Control Variable 40	-8.5	0.1	0.0	-3.5
Control Variable 41	-9.0	0.1	0.0	-4.0
Control Variable 42	-9.5	0.1	0.0	-4.5
Control Variable 43	-10.0	0.1	0.0	-5.0
Control Variable 44	-10.5	0.1	0.0	-5.5
Control Variable 45	-11.0	0.1	0.0	-6.0
Control Variable 46	-11.5	0.1	0.0	-6.5
Control Variable 47	-12.0	0.1	0.0	-7.0
Control Variable 48	-12.5	0.1	0.0	-7.5
Control Variable 49	-13.0	0.1	0.0	-8.0
Control Variable 50	-13.5	0.1	0.0	-8.5
Control Variable 51	-14.0	0.1	0.0	-9.0
Control Variable 52	-14.5	0.1	0.0	-9.5
Control Variable 53	-15.0	0.1	0.0	-10.0
Control Variable 54	-15.5	0.1	0.0	-10.5
Control Variable 55	-16.0	0.1	0.0	-11.0
Control Variable 56	-16.5	0.1	0.0	-11.5
Control Variable 57	-17.0	0.1	0.0	-12.0
Control Variable 58	-17.5	0.1	0.0	-12.5
Control Variable 59	-18.0	0.1	0.0	-13.0
Control Variable 60	-18.5	0.1	0.0	-13.5
Control Variable 61	-19.0	0.1	0.0	-14.0
Control Variable 62	-19.5	0.1	0.0	-14.5
Control Variable 63	-20.0	0.1	0.0	-15.0
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Control Variable 65	-21.0	0.1	0.0	-16.0
Control Variable 66	-21.5	0.1	0.0	-16.5
Control Variable 67	-22.0	0.1	0.0	-17.0
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Control Variable 76	-26.5	0.1	0.0	-21.5
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Control Variable 78	-27.5	0.1	0.0	-22.5
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Control Variable 201	-89.0	0.1	0.0	-84.0
Control Variable 202	-89.5	0.1	0.0	-84.5
Control Variable 203	-90.0	0.1	0.0	-85.0
Control Variable 204	-90.5	0.1	0.0	-85.5
Control Variable 205	-91.0	0.1	0.0	-86.0
Control Variable 206	-91.5	0.1	0.0	-86.5
Control Variable 207	-92.0	0.1	0.0	-87.0
Control Variable 208	-92.5	0.1	0.0	-87.5
Control Variable 209	-93.0	0.1	0.0	-88.0
Control Variable 210	-93.5	0.1	0.0	-88.5
Control Variable 211	-94.0	0.1	0.0	-89.0
Control Variable 212	-94.5	0.1	0.0	-89.5
Control Variable 213	-95.0	0.1	0.0	-90.0
Control Variable 214	-95.5	0.1	0.0	-90.5
Control Variable 215	-96.0	0.1	0.0	-91.0
Control Variable 216	-96.5	0.1	0.0	-91.5
Control Variable 217	-97.0	0.1	0.0	-92.0
Control Variable 218	-97.5	0.1	0.0	-92.5
Control Variable 219	-98.0	0.1	0.0	-93.0
Control Variable 220	-98.5	0.1	0.0	-93.5
Control Variable 221	-99.0	0.1	0.0	-94.0
Control Variable 222	-99.5	0.1	0.0	-94.5
Control Variable 223	-100.0	0.1	0.0	-95.0
Control Variable 224	-100.5	0.1	0.0	-95.5
Control Variable 225	-101.0	0.1	0.0	-96.0
Control Variable 226	-101.5	0.1	0.0	-96.5
Control Variable 227	-102.0	0.1	0.0	-97.0
Control Variable 228	-102.5	0.1	0.0	-97.5
Control Variable 229	-103.0	0.1	0.0	-98.0
Control Variable 230	-103.5	0.1	0.0	-98.5
Control Variable 231	-104.0	0.1	0.0	-99.0
Control Variable 232	-104.5	0.1	0.0	-99.5
Control Variable 233	-105.0	0.1	0.0	-100.0
Control Variable 234	-105.5	0.1	0.0	-100.5
Control Variable 235	-106.0	0.1	0.0	-101.0
Control Variable 236	-106.5	0.1	0.0	-101.5
Control Variable 237	-107.0	0.1	0.0	-102.0
Control Variable 238	-107.5	0.1	0.0	-102.5
Control Variable 239	-108.0	0.1	0.0	-103.0
Control Variable 240	-108.5	0.1	0.0	-103.5
Control Variable 241	-109.0	0.1	0.0	-104.0
Control Variable 242	-1			

1.3 SPECIFIC PLAN PURPOSE, GOALS, AND POLICIES

1.3.1 PURPOSE

The Heritage Valley Parks Specific Plan will comprehensively describe the land use areas designated for residential uses, recreational uses, and public facilities. The ordinance adopting the Heritage Valley Parks Specific Plan establishes the zoning for the project site and defines the development regulations, requirements, and design guidelines for development and the methods and requirements to approve development of the project to insure that the City of Fillmore General Plan, as amended, and Redevelopment Plan are implemented. The Heritage Valley Specific Plan also implements the City's "Vision 2020" and Resolution 96-2141, policy documents adopted by the City of Fillmore to guide the future planning and development of the project site.

1.3.2 HERITAGE VALLEY PARKS SPECIFIC PLAN GOALS

Goals represent the ultimate purpose of an effort stated in a general nature. The Heritage Valley Parks Specific Plan establishes the following key goals:

1. To assure that Heritage Valley Parks is compatible with and complementary to the established Fillmore community located within the City limits.
2. To create upscale, livable neighborhoods with long term viability linked to public recreation, natural amenities, a public elementary school, and other community facilities all designed to capture the traditional small town character of Fillmore as reflected in the ambiance of the neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. This neighborhood ambiance can be achieved through the use of canopy trees, a grid street design, a variety of architectural styles, pedestrian friendly streets including sidewalks and landscaped parkways without the use of alleys.
3. To preserve and enhance significant habitat areas within the Heritage Valley Parks Specific Plan through environmental stewardship.
4. To provide adequate buffering between developed areas and significant habitat areas, as defined by appropriate state and federal agencies.
5. To provide adequate buffering of new land uses abutting Highway 126 and the right of way of the Santa Paula Branch Line/ Fillmore and Western Railroad.
6. To provide housing opportunities within biking and walking distance to Downtown Fillmore.

7. To develop linkages and connectivity between the residential uses planned for Heritage Valley Parks with the Downtown Fillmore central business district offering retail commercial, service commercial, and public services within close proximity to Heritage Valley Parks.
8. To provide connectivity between the El Dorado Mobile Home Estates and parks and public facilities within Heritage Valley Parks.
9. To provide upscale housing opportunities to encourage economic diversity in the City of Fillmore.
10. To establish appropriate relationships between new neighborhoods and adjacent existing residential and public land uses.
11. To adopt design guidelines and development regulations to address the unique natural setting of the area and to promote development of traditional neighborhoods blending with the existing traditional small town character of Fillmore as reflected in the ambiance of the neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. Design guidelines will include recommendations for the use of canopy trees, a grid street design, a variety of architectural styles, pedestrian friendly streets including sidewalks and landscaped parkways without the use of alleys.
12. To encourage interaction among residents through provision of an organized yet simple system of streets and entries allowing residents to either walk or bike to open space, recreation, and public facilities.
13. To provide public facilities within Heritage Valley Parks including an elementary school, a 33.3 acre public community park to include sites for public facilities such as a library, community center, or park commercial use and the provision of a site for a fire sub-station.
14. To provide for a circulation system designed to slow traffic and promote pedestrian and bicycle activity through a network of off-street bicycle trails and off-street pedestrian walkways linking each neighborhood to open space, recreational areas, the elementary school, and the established community of Fillmore.
15. To provide for the comprehensive planning, financing, and construction of infrastructure to serve the project site.

HERITAGE VALLEY PARKS

1. The first of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
2. The second of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
3. The third of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
4. The fourth of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
5. The fifth of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
6. The sixth of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
7. The seventh of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
8. The eighth of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
9. The ninth of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.
10. The tenth of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States, and it is one which is of great importance in the study of the history of the world.

1.3.3 HERITAGE VALLEY PARKS SPECIFIC PLAN POLICIES

Policies are defined as those specific statements guiding an action and implying a clear commitment. A General Plan Amendment adopted by the City of Fillmore concurrently with the adoption of the Heritage Valley Parks Specific Plan provides that certain General Plan policies applicable to Heritage Valley Parks shall be those established within the Heritage Valley Parks Specific Plan. The existing General Plan policies and the proposed Heritage Valley Parks Specific Plan policies adopted as part of the General Plan Amendment are as follows:

General Plan Land Use Map

Significant Habitat Areas

The Heritage Valley Parks Specific Plan is located within a General Plan designated “Significant Habitat Overlay District”. As part of this project the General Plan has been amended to provide that the land use goals and policies governing development in the Southeast Specific Plan shall be those set forth in this Specific Plan.

Heritage Valley Parks Policy 1:

Significant habitat within Heritage Valley Parks is that area delineated as jurisdictional by state and/or federal regulatory agencies, as set forth in Exhibit 58 of the Specific Plan. Development within significant habitat is permitted subject to appropriate on-site mitigation pursuant to a General Plan amendment approved by the City Council. Where on-site mitigation is not feasible, the applicant may provide off-site mitigation measures, including preservation and/or enhancement of areas with potentially high value. Prior to development within Heritage Valley Parks, a report shall be prepared by a qualified biologist to determine recommended mitigation measures which should be incorporated into the project to mitigate impacts of development in significant habitat.

Heritage Valley Parks Policy 2:

Where development abuts remaining or newly established significant habitat, vegetative buffers shall be included, if feasible, as determined by State and Federal Agencies.

General Plan Policy

- 1-2 *Wherever residential uses are proposed adjacent to either industrially-designated lands and/or Highway 126, the potential conflicts between these land uses shall be mitigated through the establishment of fire retardant and native vegetative buffers of not less than 50 feet.*

Heritage Valley Parks Policy 3:

Buffering shall be provided for new land uses abutting Highway 126 and the Santa Paula Branch Line/Fillmore and Western Railroad to minimize potential impacts between the highway and railroad right of ways and areas of new development within Heritage Valley Parks. Buffering may include walls, landscaping and/or grade differentials where appropriate.

General Plan Policy

IV-21 Levees, when needed for the protection of urban development from 100 year floods, shall be constructed with mitigation measures for the biological and visual impact of these structures. In no way shall construction of a levee interfere with the preservation of fish passage, wildlife corridors or riparian vegetation.

Heritage Valley Parks Policy 4:

Levee construction shall minimize interference with preservation of wildlife corridors or riparian vegetation without compromising the safe hydraulic design of the levee.

General Plan Policy

VI-4 No urban development shall occur in those areas designated as a floodway by the Federal Emergency Management Agency.

Heritage Valley Parks/ Policy 5

Urban development within Heritage Valley Parks, is not permitted within the floodway. Urban uses include residential uses and public facilities. Non urban development within Heritage Valley Parks is permitted within the floodway. Non urban uses include parks with active and passive recreation improvements and infrastructure.

1.4 AUTHORITY AND REQUIREMENTS FOR THE SPECIFIC PLAN

1.4.1 AUTHORITY

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance and that the specific plan is required to be consistent with the General Plan.

The project is located on the east side of the park, adjacent to the existing parking lot. The project area is approximately 1.5 acres and is currently undeveloped. The project will consist of a new playground structure, a new picnic shelter, and a new restroom building. The project is expected to be completed by the end of the year.

Project Description

The project is located on the east side of the park, adjacent to the existing parking lot. The project area is approximately 1.5 acres and is currently undeveloped. The project will consist of a new playground structure, a new picnic shelter, and a new restroom building. The project is expected to be completed by the end of the year.

Project Location

The project is located on the east side of the park, adjacent to the existing parking lot. The project area is approximately 1.5 acres and is currently undeveloped. The project will consist of a new playground structure, a new picnic shelter, and a new restroom building. The project is expected to be completed by the end of the year.

Project Timeline

The project is located on the east side of the park, adjacent to the existing parking lot. The project area is approximately 1.5 acres and is currently undeveloped. The project will consist of a new playground structure, a new picnic shelter, and a new restroom building. The project is expected to be completed by the end of the year.

Project Budget

The project is located on the east side of the park, adjacent to the existing parking lot. The project area is approximately 1.5 acres and is currently undeveloped. The project will consist of a new playground structure, a new picnic shelter, and a new restroom building. The project is expected to be completed by the end of the year.

1.4 Appendix A: Project Plan for The Project Plan

1.4.1 Introduction

The project is located on the east side of the park, adjacent to the existing parking lot. The project area is approximately 1.5 acres and is currently undeveloped. The project will consist of a new playground structure, a new picnic shelter, and a new restroom building. The project is expected to be completed by the end of the year.

1.4.2 REQUIREMENTS

California Government Code Section 65451 sets forth the minimum requirements and review procedures for specific plans as follows:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;*
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;*
- 3) Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and*

A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Heritage Valley Parks Specific Plan is designed to meet the requirements of the State of California Government Code. The City of Fillmore will adopt the Specific Plan by ordinance thereby establishing the zoning regulations for development of the project site. The requirements of the Specific Plan shall take precedence over the City of Fillmore Zoning Ordinance. In instances where the Specific Plan is silent, the City of Fillmore Zoning Ordinance and the Conditions of Approval on the Master Tract Map shall prevail.

1.4.3 DEVELOPMENT APPROVAL COMPONENTS

The adoption of the Heritage Valley Parks Specific Plan is the first step in a multi-step process that will result in the development of the 301.2 acre project site. The components of the development approval process for Heritage Valley Parks are discussed below.

Specific Plan

The Heritage Valley Parks Specific Plan provides the zoning for the project site. It serves as a "blueprint" for development by establishing the distribution of land use and criteria for development as set forth herein. The Specific Plan establishes the development requirements and planning guidelines to be applied to each phase of development within the project site. The Specific Plan also serves as the legal document to implement the General Plan land use designation for the project site and will serve as the pre-zoning for areas within the City's Sphere of Influence for annexation of the project site to the City.

HERITAGE VALLEY PARKS

1.1.1. BACKGROUND

The purpose of this report is to provide a detailed description of the project and its objectives. The report is organized as follows:

1.1.1.1. Project Description: A brief overview of the project and its objectives.

1.1.1.2. Project Objectives: A list of the project's goals and objectives.

1.1.1.3. Project Scope: A description of the project's boundaries and the scope of the work.

1.1.1.4. Project Organization: A description of the project's organizational structure and the roles of the project team members.

1.1.1.5. Project Risks: A description of the project's risks and the measures taken to mitigate them.

The project is a complex one, and it is important to have a clear understanding of the project's objectives and scope. The project is organized into several phases, and each phase has its own set of objectives and tasks. The project is managed by a project manager, who is responsible for ensuring that the project is completed on time and within budget.

1.1.2. PROJECT OBJECTIVES

The purpose of the project is to develop a new product that meets the needs of the market. The project is organized into several phases, and each phase has its own set of objectives and tasks. The project is managed by a project manager, who is responsible for ensuring that the project is completed on time and within budget.

1.1.2.1. Project Objectives

The project is a complex one, and it is important to have a clear understanding of the project's objectives and scope. The project is organized into several phases, and each phase has its own set of objectives and tasks. The project is managed by a project manager, who is responsible for ensuring that the project is completed on time and within budget.

Development Agreement

A Development Agreement approved concurrently with the Specific Plan by the City of Fillmore provides a framework for the development of the project site.

Sphere of Influence Amendment and Annexation

Portions of Phase 1 of the project site are located within the Fillmore City limits. Portions of Phase 1 and Phase 2 of the project site are located within the existing City Sphere of Influence and outside of the existing Sphere of Influence. Following adoption of the Heritage Valley Parks Specific Plan by the City of Fillmore, the City will file a simultaneous application with the Local Agency Formation Committee (LAFCO) to amend the Sphere of Influence to include areas currently outside the sphere boundary and to annex areas located within the City's Sphere of Influence, as amended.

Subdivision Maps

A master tentative and final subdivision map will be approved concurrently with or subsequently to the approval of the Specific Plan to subdivide the project site for purposes of phasing and financing only. Following approval of the Specific Plan one or more tentative tract maps will be approved by the City of Fillmore for development of the project site. Tentative tract maps for development purposes will indicate the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract maps, final tract maps will be prepared. The final maps become legal documents that are recorded and define legal parcels and lots that can be sold for development. The final maps for individual residential lots, when processed for recordation, will allow sale of parcels and lots to individual homeowners.

Development Permits

Development within Heritage Valley Parks will require approval by the City of a Development Permit consistent with the requirements of Section 6.04.6620 of the City's Zoning Ordinance. The development permit process consists of an architectural, site plan design, and landscape plan review conducted concurrently with the processing of any tentative tract maps.

1.5 CEQA COMPLIANCE

A Program Environmental Impact Report (EIR) prepared by the City of Fillmore for the Heritage Valley Parks Specific Plan in accordance with the California Environmental Quality Act (CEQA) addresses impacts associated with the specific plan and will serve as the environmental documentation for the development agreement and subdivision map(s). The EIR will also provide a basis for the environmental review of all subsequent discretionary and ministerial actions including but not limited to subdivision maps, development permits, conditional use

permits, and minor modifications. Additional CEQA documentation may be required for subsequent discretionary and ministerial actions.

1.6 RELATIONSHIP TO GENERAL PLAN AND ZONING

The City of Fillmore General Plan designates the project site within the city limits and the existing Sphere of Influence as Low Density Residential, 1-7 dwelling units per acre, and as Open Space. Approximately 100.6 acres of the project site are located outside of the existing Sphere of Influence with a Ventura County General Plan land use designation of AgExclusive (40 acre minimum lots). As part of the project, the current City Sphere of Influence will be amended to include the 110.6 acres located within the unincorporated County outside of the existing Sphere of Influence. As part of the sphere amendment process this area will be designated in the General Plan for low density residential use.

A General Plan Amendment adopted by the City of Fillmore concurrently with the adoption of the Heritage Valley Parks Specific Plan states that certain policies established as part of the Heritage Valley Parks Specific Plan will serve as General Plan policies applicable to the project. The Heritage Valley Parks Specific Plan will be consistent with the City of Fillmore General Plan requirements, as amended, and the State of California Government Code governing the preparation and approval of specific plans.

The adoption by the City of Fillmore of the Heritage Valley Parks Specific Plan by ordinance constitutes a zone change for the project site establishing the land use and zoning regulations for the project site and the pre-zoning for the portion of the project site located within the City's Sphere of Influence. In adopting the Heritage Valley Parks Specific Plan by ordinance, the provisions contained within the specific plan take precedence over the provisions of the City of Fillmore Zoning Ordinance with respect to the project site.

1.7 RELATIONSHIP TO OTHER GOVERNING DOCUMENTS

1.7.1 VISION 2020

The Heritage Valley Parks Specific Plan addresses the "Fillmore Vision 2020" document formulated by the Fillmore community as a set of principles and goals to guide the community into the 21st Century. Heritage Valley Parks meets the goals established in "Vision 2020" as follows:

Attaining Quality Education - The development of Heritage Valley Parks will include the reservation of a 10.6 acre site for the development of an elementary school to address the need for new elementary school facilities in the City of Fillmore. The applicant will work with the Fillmore Unified School District to identify appropriate financing and/or funding mechanisms for the development of the school.

Within Heritage Valley Parks, suitable sites will be reserved within the community park area for the future development of a public library, or other public facility.

Strengthening Public Safety - Public safety will be enhanced through the provision of a site for a fire sub-station within Heritage Valley Parks to serve the City of Fillmore. Additionally, development of Heritage Valley Parks will include the construction of a secondary access for the El Dorado Mobile Home Estates providing a safer point of access to this site for residents.

Maximizing Recreational and Social Opportunities in the Community - Recreational and social opportunities for the Fillmore community will be greatly enhanced with the development of Heritage Valley Parks through the development of a 33.3 acre public community park and a 52.2 acre public nature park adjacent to the Santa Clara River. These recreational facilities will maximize opportunities for active and passive recreation of Fillmore residents and will provide a setting for the casual social interaction among residents. Additionally, key links to the County of Santa Paula Branch Line Trail and the City's master planned bike trail will be extended through the project site by the applicant. These linkages will provide connectivity between areas north of Highway 126 and recreational amenities located within Heritage Valley Parks.

Promoting Balanced Economic Growth - Heritage Valley Parks provides needed new residential development in close proximity to the Downtown Fillmore central business district. Heritage Valley Parks will provide housing for individuals with discretionary income.

The residents of Heritage Valley Parks will shop in Fillmore and utilize the services available downtown thereby contributing to the economic vitality of Fillmore

Approximately 40 acres of Heritage Valley Parks is located within the Fillmore Redevelopment Area. The development of Heritage Valley Parks will result in additional tax increment revenues to the Redevelopment Agency to assist the Agency in implementing programs identified in the Redevelopment Plan.

Heritage Valley Parks is designed to be a traditional neighborhood with tree-lined streets, grid street patterns, front porches and a pedestrian friendly environment blending with the existing traditional small town atmosphere of Fillmore. A variety of housing types will be developed within Heritage Valley Parks providing housing for retired households, families, and executive level homebuyers.

1.7.2 RESOLUTION 96-2141

Resolution 96-2141, adopted by the City of Fillmore in November 1996, outlines criteria for the planning of the Southeast Area Specific Plan located southerly of Highway 126 and west of the Fillmore Fish Hatchery. Heritage Valley Parks comprises an area referred to as Specific Plan Area "A" which represents a portion of the Southeast Area Specific Plan referred to in Resolution 96-2141. Resolution 96-2141, as adopted, offers the City's support to the conceptual idea of development within this area to include certain design elements and jurisdictional involvement as described below. The Heritage Valley Parks Specific Plan is consistent with the requirements of Resolution 96-2141 as follows:

Design revisions to incorporate traditional design elements to be accomplished with City staff.

Heritage Valley Parks incorporates traditional design elements including grid streets with no alleys, a variety of housing types, a variety of architecture, pedestrian friendly streets with sidewalks and landscaped parkways, recreational opportunities, and connectivity between Heritage Valley Parks and the existing areas of Fillmore enhancing the small town character of Fillmore as reflected in the ambiance of the blocks located between Central Avenue, Mountain View Street, Main Street and 4th Street.

Geologic, groundwater, hydrology, hydraulic, river hydraulics, seismic, water distribution and supply, sewer traffic, wildlife/habitat/riparian, hazardous wastes studies and a traffic study at El Dorado.

Several of these studies have been completed as part of the planning effort for Heritage Valley Parks. Additional studies will be completed as part of the preparation of an environmental impact report prepared for the project by the City.

A California Department of Fish and Game permit, US Army Corps of Engineers 404 permit and US Fish and Wildlife permit, Regional Water Quality Control Board permit and a Ventura County Flood Control District permit are required.

The applicant will be responsible for obtaining all necessary permits as applicable, as part of the development of Heritage Valley Parks.

River levee maintenance agreement.

A river levee maintenance agreement will be processed by the applicant with the appropriate agencies as required.

Flood Insurance Rate Map revisions.

Flood Insurance Rate Map revisions will be processed by the applicant pursuant to the implementation of flood control measures for Heritage Valley Parks.

Annexation to the City.

Pursuant to the approval of the Heritage Valley Parks Specific Plan by the City, a simultaneous application will be submitted by the City to amend the Sphere of Influence and to annex areas within the existing and amended Sphere of Influence.

HERITAGE VALLEY PARKS

Possible school site location.

The Heritage Valley Parks Specific Plan includes the reservation of a 10.6 acre site for the development of an elementary school to address the need for new elementary school facilities in the City of Fillmore. The applicant will work with the Fillmore Unified School District to identify appropriate financing and/or funding mechanisms for the development of the school.

Neighborhood park locations and/or linear parks.

Heritage Valley Parks will provide approximately 85.5 acres of public parks. A 33.3 acre community park will be provided to include active and passive recreational improvements as well as sites for park commercial uses and public facilities such as a library, community center, or other identified public facilities. A 52.2 acre nature park will be provided within the Santa Clara River flood plain for passive use by Fillmore residents and to increase public awareness of the value of conservation.

Planned Development Permit and Conditional Use Permit.

Development within Heritage Valley Parks will be implemented through the processing of city approvals which may include but not be limited to development permits, conditional use permits, vested or tentative tract map approval, and a development agreement.

Vested or Tentative Tract Map approval.

A master tentative and final subdivision map will be approved concurrently with or subsequently to the approval of the Specific Plan to subdivide the project site for purposes of phasing and financing only. Following approval of the Specific Plan one or more tentative tract maps will be approved by the City of Fillmore for development of the project site. Tentative tract maps for development purposes will indicate the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract maps, final tract maps will be prepared. The final maps become legal documents that are recorded and define legal parcels and lots that can be sold for development. The final maps for individual residential lots, when processed for recordation, will allow sale of parcels and lots to individual homeowners.

Development Agreement.

A Development Agreement approved concurrently with the Specific Plan by the City of Fillmore will provide a framework for the development of the project site to address the financial responsibilities of the developer and vesting rights of the developer.

Florida's natural resources are a vital part of the state's heritage. The Florida Wildlife Conservation Board, established in 1968, is the primary agency responsible for the protection and management of these resources. The Board's mission is to ensure that these resources are preserved for the benefit of future generations. The Board's responsibilities include the management of state-owned lands, the protection of wildlife and fish, and the promotion of outdoor recreation.

The Board's first priority is the protection of wildlife and fish. This includes the management of state-owned lands, the protection of wildlife and fish, and the promotion of outdoor recreation. The Board's second priority is the management of state-owned lands. This includes the protection of wildlife and fish, and the promotion of outdoor recreation. The Board's third priority is the promotion of outdoor recreation. This includes the protection of wildlife and fish, and the management of state-owned lands.

The Board's fourth priority is the management of state-owned lands. This includes the protection of wildlife and fish, and the promotion of outdoor recreation. The Board's fifth priority is the promotion of outdoor recreation. This includes the protection of wildlife and fish, and the management of state-owned lands.

The Board's sixth priority is the management of state-owned lands. This includes the protection of wildlife and fish, and the promotion of outdoor recreation. The Board's seventh priority is the promotion of outdoor recreation. This includes the protection of wildlife and fish, and the management of state-owned lands.

The Board's eighth priority is the management of state-owned lands. This includes the protection of wildlife and fish, and the promotion of outdoor recreation. The Board's ninth priority is the promotion of outdoor recreation. This includes the protection of wildlife and fish, and the management of state-owned lands.

Environmental Impact Report and all studies associated with it.

A Program Environmental Impact Report (EIR) will be prepared by the City of Fillmore for the Heritage Valley Parks Specific Plan, development agreement, and Master Tentative Map in accordance with the California Environmental Quality Act (CEQA). The EIR will provide a basis for the environmental review of all subsequent discretionary and ministerial actions including but not limited to subdivision maps, development permits, conditional use permits, and minor modifications.

1.7.3 REDEVELOPMENT PLAN

Approximately 40 acres of the project site are located within the City's Redevelopment Project Area. The Redevelopment Plan for this area includes the following criteria for projects which are addressed in the Heritage Valley Parks plan for development.

Maintain the dignity and sovereignty of existing property owners in the City.

The entire approximately 40 acres of Heritage Valley Parks located within the redevelopment project area are under control of the applicant.

Maintain the character of the City.

The plan for the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area is a traditional design concept in keeping with the historical development patterns of Fillmore as reflected in the ambiance of the neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. A modified traditional grid street design is incorporated within residential neighborhoods which includes gentle curves adding visual interest and serving to slow traffic and enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility and encourage opportunities for neighbors to meet and greet each other along the street. A theme boulevard brings traffic into the project site in a north/south configuration orienting the arrival experience to the Santa Clara River Valley and the mountains beyond.

Enhance historic context of the Community.

The architecture of residences within the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area will be designed to complement the traditional architectural styles found throughout Fillmore. A variety of architectural styles, focussing on human-scale details such as front porches, railings, and other features will enhance the pedestrian friendly character of the residential neighborhoods as reflected in the ambiance of the Fillmore neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. Heritage Valley Parks will incorporate a grid street system design, and pedestrian friendly streets to include sidewalks and landscaped parkways but will not include alleys.

Enhance safety and health of the town.

The design for the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area provides a comprehensive quality development of residential

neighborhoods designed to create a secure livable community for its residents. Residential neighborhoods are combined with off-street pedestrian and biking trails offering opportunities for social gathering within an open space setting to promote community. The project's public areas are visible to residences to enhance security. Houses will face each other to reduce the potential for crime.

Enhance the attractiveness of City buildings and residences.

Residential structures within the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area will reflect the traditional planning concepts relating back to the historical development patterns of Fillmore. In order to reinforce these traditional concepts, the specific plan for this area includes the following design guidelines.

- ◆ Emphasis of the street as the principle design element.
- ◆ A de-emphasis of the garage on the streetscene.
- ◆ Attention to composition of building mass.
- ◆ Single story elements incorporated into two story buildings wherever feasible.
- ◆ Varying setbacks at porches, living, and garage areas.
- ◆ Incorporation of a variety of architectural elements focusing on human-scale details such as front porches, enhanced entries, railings, a mix of materials and textures, and authentic detailing on elements such as windows, doors, columns, balconies, and lighting.

Provide adequate housing.

The approximately 40 acres of Heritage Valley Parks located within the redevelopment project area will provide new single family residential dwelling units offering a variety of housing types to address varying lifestyles such as singles, families, executive lifestyles, and "empty nesters". Housing types will include paired homes and single family detached homes on lots ranging from a minimum of 6,000 square feet to lots with a minimum of 10,000 square feet.

Enhance opportunities for open space.

Streetscapes within the 40 acres of Heritage Valley Parks located within the redevelopment project area will include landscaped parkways with formal street tree patterns within residential streets and a tree "promenade" within the parkway of the theme boulevard creating a tree canopy. An off-street bike and pedestrian trail within the theme boulevard will provide pleasant and safe pedestrian and bicycle mobility encouraging outdoor interaction among neighbors. The north/south orientation of the theme boulevard orients the arrival experience to the Santa Clara River Valley and the mountains beyond.

The first part of the book is devoted to a general introduction to the subject. It discusses the importance of the subject and the scope of the book. It also discusses the organization of the book and the notation used throughout.

The second part of the book is devoted to the study of the properties of the subject. It discusses the various properties of the subject and the methods used to study them. It also discusses the applications of the subject to various fields of science and engineering.

- 1. Properties of the subject in the general case.
- 2. Properties of the subject in the special case.
- 3. Properties of the subject in the limiting case.
- 4. Properties of the subject in the asymptotic case.
- 5. Properties of the subject in the numerical case.

The third part of the book is devoted to the study of the applications of the subject to various fields of science and engineering. It discusses the various applications of the subject and the methods used to study them. It also discusses the importance of the subject in various fields of science and engineering.

The fourth part of the book is devoted to the study of the future of the subject. It discusses the various trends in the study of the subject and the methods used to study them. It also discusses the importance of the subject in the future of science and engineering.

The fifth part of the book is devoted to the study of the bibliography of the subject. It discusses the various books and articles on the subject and the methods used to study them. It also discusses the importance of the subject in the bibliography of science and engineering.

2 EXISTING CONDITIONS

This section describes the existing physical conditions within and surrounding the project site.

2.1 PROPERTY OWNERSHIPS

Approximately 285.64 acres of the 301.2 acre project site are owned or are under the control of the applicant. The remaining 15.56 acres comprising the project site are owned by others. This acreage is included within the Heritage Valley Parks Specific Plan at the request

of the City in order to comprehensively plan for the entire 301.2 acre project site. Exhibit 5, "Existing Property Ownerships" illustrates the status of property ownership within Heritage Valley Parks.

2.2 TOPOGRAPHY

From its western boundary within the City limits near Mountain View Street, the project extends for approximately 1.3 miles east between State Highway 126 and the Santa Clara River. The topography slopes very gently downhill from east to west. The eastern half of the project site is comprised of row crops and slopes due west at less than one-half percent towards Pole Creek. West of Pole Creek, Phase 1 of the project site contains citrus groves with a landform trending southwesterly at approximately one percent slope toward the Santa Clara River. Exhibit 6, "Site Topography" illustrates the existing topographic conditions of the project site.

2.3 HYDROLOGY

Heritage Valley Parks is situated adjacent to the Santa Clara River and Pole Creek. Pole Creek serves as a tributary flood control channel to the Santa Clara River. The Pole Creek drainage area consists of 8.2 square miles of hillside area north of the project site. Per City of Fillmore records, Pole Creek was designed for a 50-year storm event, which yields a peak discharge of 4,500 cubic feet per second (per Ventura Flood Control District). For the design storm, which is a 100-year event, Pole Creek is expected to, and should be, improved to pass a peak discharge of approximately 5,700 cubic feet per second.

The Santa Clara River Enhancement and Management Plan Flood Protection Report, prepared by Ventura County Flood Control District in June of 1996, studies the river from the Los Angeles County line to the mouth of the river at the Pacific Ocean. Per the report, the Santa Clara River within the City of Fillmore has a drainage area of 1,164 square miles. This tributary area represents present condition peak flood flows of 25,000 cfs, 47,000 cfs, 69,000 cfs, and 98,000 cfs for the 10-year, 25-year, 50-year, and 100-year storms respectively. At 98,000 cfs, storm

The report also states that the existing site is suitable for the proposed development and that the proposed development is in accordance with the relevant planning policies.

2.1 PROPOSED DEVELOPMENT

The proposed development consists of a new residential development of 10 dwellings, including a mix of two, three and four bedroom houses. The development is located on a site of approximately 0.5 hectares, which is currently used for agricultural purposes. The development is proposed to be built on a site which is currently used for agricultural purposes. The development is proposed to be built on a site which is currently used for agricultural purposes.

2.2 EXISTING DEVELOPMENT

The existing development on the site consists of a small residential development of 10 dwellings, including a mix of two, three and four bedroom houses. The development is located on a site of approximately 0.5 hectares, which is currently used for agricultural purposes. The development is proposed to be built on a site which is currently used for agricultural purposes.

2.3 ENVIRONMENTAL IMPACTS

The proposed development is expected to have a number of environmental impacts, including an increase in traffic, an increase in noise, and an increase in air pollution. The development is also expected to have a number of social impacts, including an increase in the local population and an increase in the demand for local services.

The proposed development is also expected to have a number of economic impacts, including an increase in the local economy and an increase in the demand for local services. The development is also expected to have a number of cultural impacts, including an increase in the local culture and an increase in the demand for local services.

The proposed development is also expected to have a number of other impacts, including an increase in the local population and an increase in the demand for local services.

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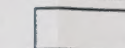
water at the Santa Clara River adjacent to Heritage Valley Parks flows at an average depth of 8.5 feet and an average velocity of 9.6 feet per second.

EXHIBIT

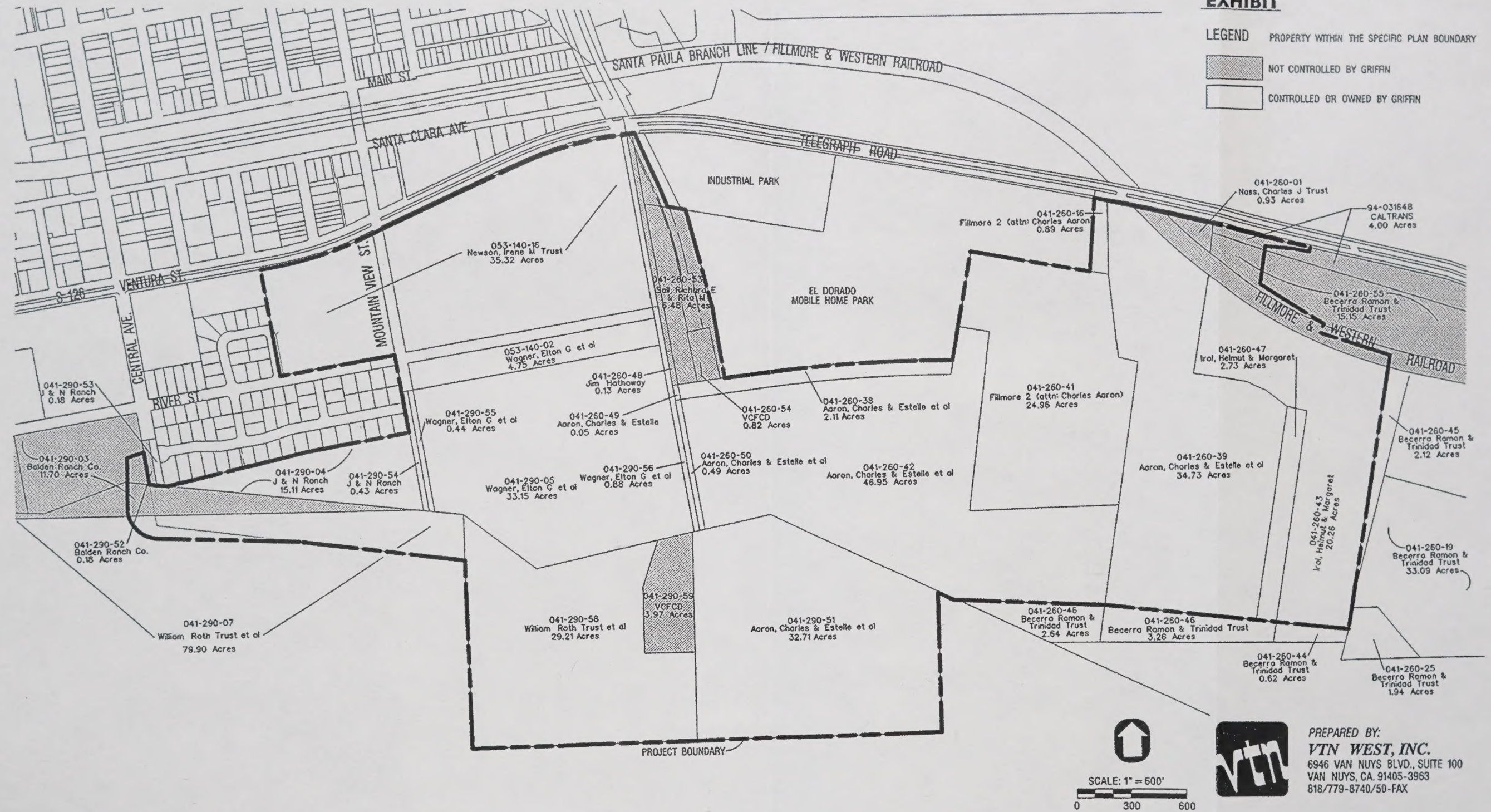
LEGEND PROPERTY WITHIN THE SPECIFIC PLAN BOUNDARY

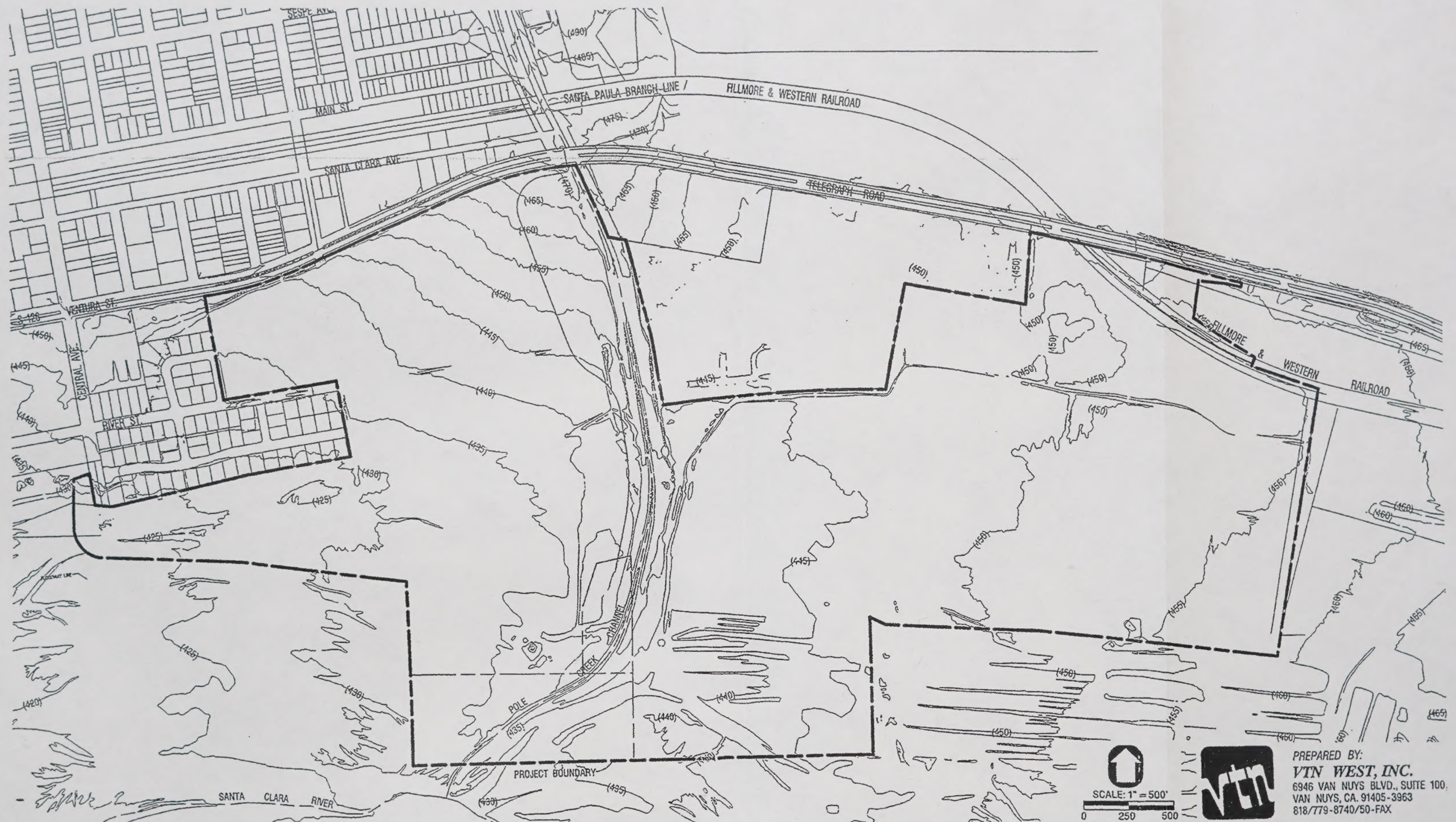


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CONTROLLED OR OWNED BY GRIFFIN





2.4 EXISTING LAND USE

Existing land uses within the project site and surrounding the project site are illustrated on Exhibit 7, "Existing Land Use" and described in the table below. The majority of the acres comprising the project site are devoted exclusively to agriculture with acreage divided between citrus orchard and row crop cultivation. Within the project site natural open space areas exist adjacent to the Santa Clara River. The areas of the project site planned for development of residential uses are within the CURB.

Surrounding Location	Surrounding Use
North (<i>West of Pole Creek</i>)	<i>Downtown Fillmore, Highway Commercial, and Residential</i>
North (<i>East of Pole Creek</i>)	<i>El Dorado Mobile Home Estates, Agriculture, Rural Residential</i>
East	<i>Agriculture</i>
South	<i>Agriculture, Santa Clara River and Floodplain</i>
West	<i>Highway Commercial, Residential</i>

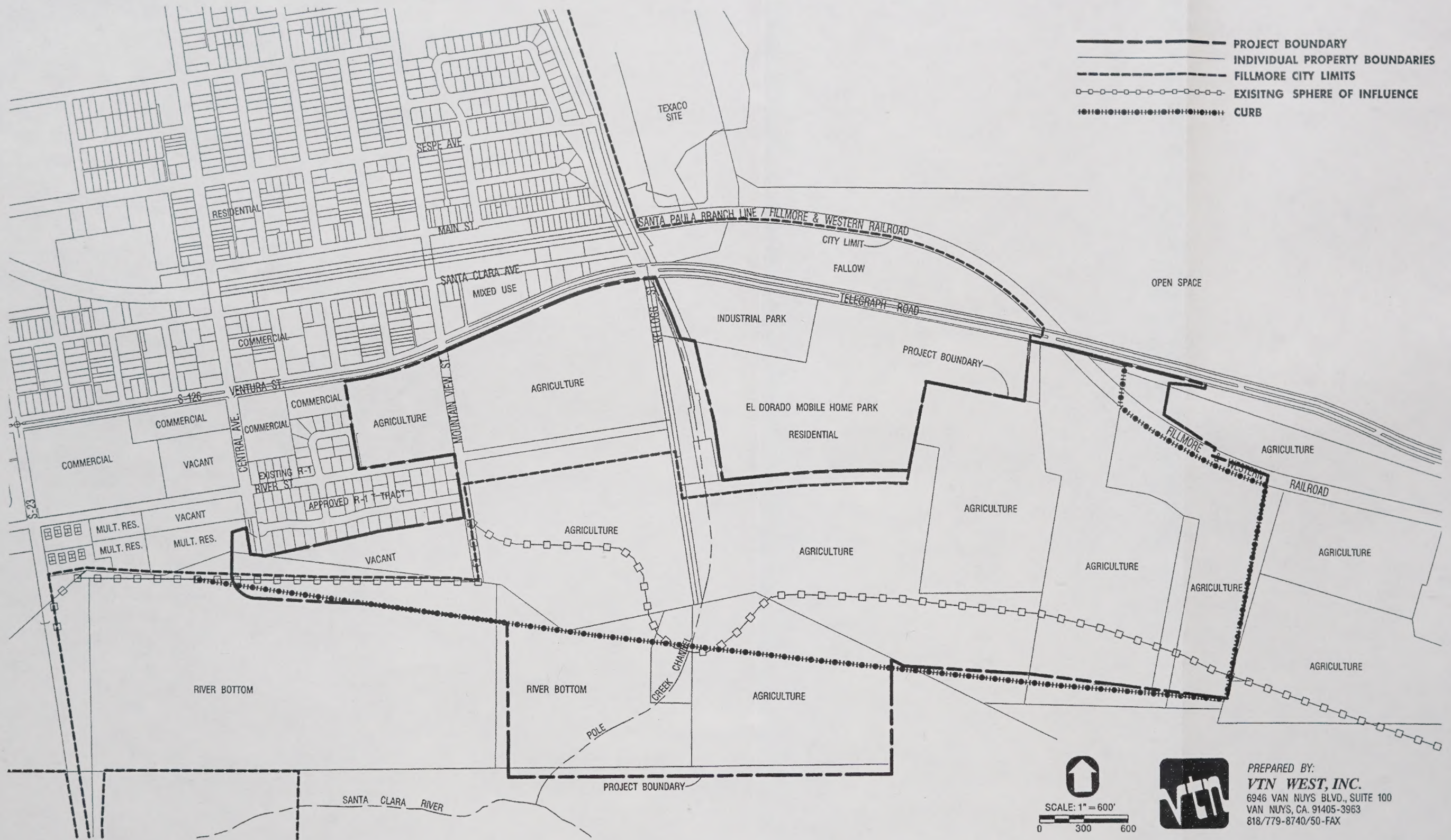
The proximity of these land uses to the proposed development project will require the project to incorporate special setbacks, landscape screening and other design elements to insure that appropriate interface between proposed new land uses and existing land uses is provided.

2.5 EXISTING CIRCULATION AND ACCESS

Existing access to the project site occurs at eastbound State Route 126 at Mountain View Street. Mountain View Street south of Highway 126 is unimproved. North of State Route 126, Mountain View Street provides access to existing residential neighborhoods and Downtown Fillmore. A second access point occurs at Highway 126. A third access point into the project site occurs at the easterly extension of River Street via Central Avenue, providing another link to the existing Fillmore community.

2.6 VIEWS

The location of the project site adjacent to the Santa Clara River offers excellent view opportunities for the project. The opportunity for public scenic open space view areas to the river valley from the project site is available through the development of new roadways, and pedestrian and bicycle trails along a proposed levee to be constructed for flood control purposes.





3 LAND USE

The 301.2 acre Heritage Valley Parks development offers a traditional neighborhood lifestyle in the picturesque setting of the Santa Clara River Valley. The design for Heritage Valley Parks features public recreational amenities to complement the natural setting afforded the project and provides public facilities such as an elementary school, a site for a fire sub-station and sites for future development of a community facility such as a public library, community center, park compatible commercial use or other

identified public facility. Residential development occurs in two distinctive phases accompanied by the development of public parks, segments of a County of Santa Paula Branch Line Trail and a City of Fillmore Master Planned Bike Trail, a public elementary school, and a network of pedestrian and bicycle trails.

Residential development is designed to address a variety of lifestyles such as singles, families, executive lifestyles, and “empty nesters”. Housing types will include paired homes, single family detached homes on lot sizes starting at 6,000 square feet, single family executive level homes on lots averaging 8,000 square feet in designated areas, and single family executive level homes on lots averaging 10,000 square feet in designated areas.

The Land Use Plan shown in Exhibit 8 depicts the overall land use pattern within Heritage Valley Parks. The Land Use Summary, Table 2, provides a tabulation of land uses by acreage, residential density and number of dwelling units where applicable.



HERITAGE VALLEY PARKS

Specific Plan
October 22, 2002

EXHIBIT 8

LAND USE PLAN

Table 2
Heritage Valley Parks
Land Use Summary

	Phase 1		Phase 2		Total	
	Gross Acres ₄	Units	Gross Acres ₄	Units	Gross Acres ₄	Units
RESIDENTIAL						
± 9.2 Du/Ac PAIRED HOMES	16.5	151	11.9	110	28.4	± 261
± 4.7 Du/AC 6,000 SF LOTS (Min)	18.2	89	27.5	124	45.7	± 213
± 3.5 Du/Ac 8,000 SF LOTS (Avg)	16.7	52	26.7	99	43.4	± 151
±2.6 Du/Ac 10,000 SF LOTS (Avg)	13.3	31	39.3	94	52.6	± 125
SUB-TOTAL	64.7	323	105.4	427	170.1	±750
COMMUNITY PARK ¹	13.8	---	19.5	---	33.3	---
NATURE PARK	26.3	---	25.9	---	52.2	---
ELEMENTARY SCHOOL	10.6	---	---	---	10.6	---
FIRE SUB-STATION SITE	---	---	.9	---	.9	---
FLOOD CONTROL (²	21.8	---	5.5	---	27.3	---
SUB-TOTAL	72.5	---	51.8	---	124.3	---
OTHER NON BUILDABLE ³	1.8	---	5.0	---	6.8	---
PROJECT TOTAL	139.0	323	162.2	427	301.2	±750

Notes

1. Community Park includes the following:
 - Active Recreation 24.1 Ac
 - Levee 8.0 Ac
 - Roundabouts (passive) 1.2 Ac
2. Flood Control includes the following:
 - Pole Creek Basin and Channel 19.0 Ac
 - VCFCF 2.8 Ac
 - Channel S. side of El Dorado 3.3 Ac
 - Remnants south of levee 2.2 Ac
3. Other non buildable includes:
 - Central Roundabout 1.8 Ac
 - Eastern Theme Entry 5.0 Ac
4. Gross acres include streets and public rights of way.

3.1 INTRODUCTION

The Land Use Plan for Heritage Valley Parks is designed in a manner compatible with the traditional characteristics of existing Fillmore neighborhoods, while providing for development of residential uses, recreational uses, park commercial uses, a public elementary school, and sites for a fire substation and other public facilities such as a library, community center, and/or other identified public facilities. The design of Heritage Valley Parks allows for the development of active and passive recreational amenities providing recreational opportunities for the Fillmore community.

A system of pedestrian and bicycle trails throughout the project site will provide bicycle and pedestrian mobility to parks and public facilities from each neighborhood and connect the El Dorado Mobile Home Estates to the project site. Casual social interaction is encouraged among residents by means of informal gathering areas within the community park, nature park and along sidewalks and trails. The pedestrian circulation system is designed to bring people to the community park and the nature park promoting friendly interaction among residents and visitors. Design features such as porches, balconies, and articulated entries will be incorporated into residences wherever feasible, to create an inviting streetscape conducive to neighborhood interaction.

3.2 RESIDENTIAL USE

Residential land uses within Heritage Valley Parks comprise approximately 170.1 acres. The Specific Plan proposes the development of up to 750 residential units offering single family detached homes and paired homes. Residential land use areas are contained within two distinct neighborhoods linked by a network of sidewalks and bicycle trails connecting all the neighborhoods to parks, and the elementary school site and providing convenient access from Heritage Valley Parks to the Downtown Fillmore central business district. Exhibit 9 illustrates the residential areas of Heritage Valley Parks.

3.2.1 VARIETY OF HOUSING TYPES

Heritage Valley Parks provides a mix of housing types to address the needs of a variety of lifestyle choices. The mix of residential products will include paired homes for “empty nesters” and a variety of single family detached residential products for family and executive level housing. A variety of architectural styles will be provided within Heritage Valley Parks. Altogether a total of 750 residential units will be developed at an overall average density of 4.4 dwelling units per acre.

Single Family Detached – 6,000 Square Foot Lots

The Specific Plan allows for the development of approximately 213 dwelling units on minimum lot sizes of 6,000 square feet at a density of approximately 4.7 dwelling units per acre. The 6,000 square foot lots will be constructed in Phases 1 and 2.

Single Family Detached – 8,000 Square Foot Lots

The Specific Plan allows for the development of approximately 151 dwelling units on lot sizes averaging 8,000 square feet at a density of approximately 3.5 dwelling units per acre. The 8,000 square foot lots will be constructed in Phases 1 and 2.

Single Family Detached – 10,000 Square Foot Lots

The Specific Plan allows for the development of approximately 125 dwelling units on lot sizes averaging 10,000 square feet at a density of approximately 2.4 dwelling units per acre. The 10,000 square foot lots are planned to be constructed in Phases 1 and 2.

Paired Homes

In order to have a broad array of housing to address various lifestyle choices such as singles and “empty nesters”, up to 261 “paired homes” are planned within the project site for buyers who desire smaller yet stylish homes requiring less maintenance than conventional single family detached housing. Paired homes would be developed at a density of approximately 9.2 dwelling units per acre and will be located in Phases 1 and 2.

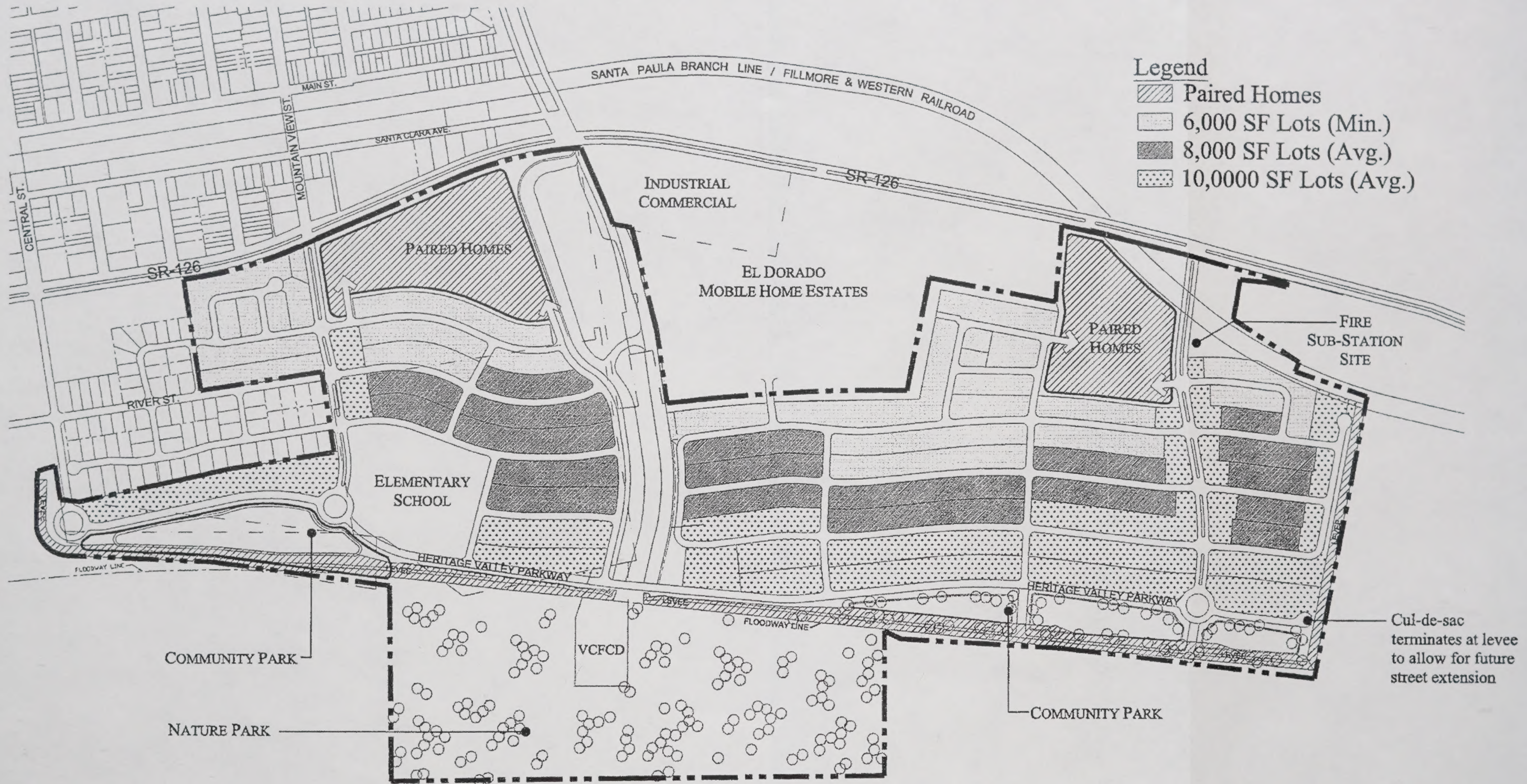
3.2.2 TRADITIONAL NEIGHBORHOOD DESIGN

The master plan for Heritage Valley Parks offers a strong identity for residents and visitors to Heritage Valley Parks through a traditional approach to street design, architecture, and landscape design elements to reflect a similar ambiance as that of the Fillmore neighborhood located between Central Avenue, Mountain View Avenue, Main Street, and 4th Street. A modified traditional grid street design in residential neighborhoods includes gentle curves adding visual interest and serving to slow traffic and enhance a pedestrian orientation for neighborhoods. Sidewalks and bike trails separated by a landscaped parkway promote pedestrian and bicycle mobility and encourage opportunities for neighbors to meet and greet each other along the street. Theme boulevards bring traffic into the project site in a north/south configuration orienting the arrival experience to the Santa Clara River Valley and the mountains beyond. Theme boulevards terminate at traffic circles, focal points designed to reinforce the sense of arrival.

The architecture of residences within Heritage Valley Parks will be designed to complement the traditional architectural styles found throughout Fillmore. A variety of architectural styles, focussing on human-scale details will enhance the pedestrian friendly character of the residential neighborhoods. Such features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.

HERITAGE VALLEY PARKS

Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Such design techniques may include garage setback requirements, split-garages, turn-in garages, or other similar devices that de-emphasize the view of garage doors from the street. Together, such design features enliven the streetscene and promote the friendly interaction of neighbors.





COMMUNITY PARK

NATURE PARK

3.3 PARKS/HABITAT PRESERVATION

3.3.1 COMMUNITY PARK

A 33.3 acre public community park will be developed as part of Heritage Valley Parks. This community park will be improved pursuant to the requirements of the City of Fillmore and dedicated to the City for public use to include picnic areas, tot lots, trails, and open play fields. Support facilities such as restrooms, park commercial uses, and parking will also be provided. A conceptual site plan for the community park is provided as Exhibit 10.

3.3.2 NATURE PARK/HABITAT PRESERVATION

Approximately 85.8 acres within Heritage Valley Parks have been identified as jurisdictional by state and federal agencies. Approximately 52.2 acres will be preserved and enhanced in the form of a nature park as part of the project and on-site habitat restoration and enhancement will be implemented within Pole Creek. As part of the implementation of Heritage Valley Parks, the developer may also participate in the creation and/or enhancement of off-site habitat with potentially high value.

The 52.2 acre nature park will be located within the Santa Clara River flood plain adjacent to the levee. The nature park will be comprised of areas adjacent to the Santa Clara River to be left in a natural condition and areas historically used for agriculture to be enhanced and returned to a naturalized condition. A conceptual layout for the nature park is provided in Exhibit 10. Improvements within the nature park will be limited to a trail system providing an educational nature walk with interpretive signage of the wildlife and vegetation found throughout the river valley intended to increase public awareness of the value of conservation. The interpretive nature trail is illustrated in Exhibit 11.

The Pole Creek Channel includes habitat area which has been historically disturbed as a result of flood control improvements to the channel. As part of the development of Heritage Valley Parks, re-vegetation of both sides of the Pole Creek channel with native materials will be implemented to restore this habitat to a natural condition.

3.4 TRAILS

3.4.1 SANTA PAULA BRANCH LINE TRAIL

A link of the Santa Paula Branch Line Trail will be developed extending this pedestrian and bicycle trail from the easterly boundary of the project site, through the community park meandering on and off the levee and continuing northerly along the west side of Pole Creek to Highway 126. The Santa Paula Branch Line Trail will provide a critical link through the project site as part of the Santa Paula Branch Line Recreational Trail and will provide public access to the public parks within the project site offering public views from the trail to the Santa Clara River Valley. A cross-section view of the Santa Paula Branch Line Trail is included as Exhibit 12.

HERITAGE VALLEY PARKS

1.3 THE SIGNIFICANCE OF THE RESEARCH

1.3.1 The Significance of the Research

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The extension of the Santa Paula Branch Line Trail developed as part of the project from the bridge at Pole Creek northerly, along the west side of Pole Creek, to an under-crossing of Highway 126 will be developed as a joint effort with the Ventura County Transportation Commission. Exhibit 13 illustrates the concept for the Pole Creek extension of the Santa Paula Branch Line Trail.

3.4.2 CITY MASTER PLANNED BIKEWAY

The City of Fillmore Master Plan of Bikeways delineates a bikeway adjacent to the Santa Clara River within Heritage Valley Parks. A segment of this bikeway will be developed to meander along and adjacent to the levee above the Santa Clara River extending from the bridge crossing of Pole Creek at Heritage Valley Parkway to the westerly project boundary. Future development by others of the City Bikeway from the westerly boundary of Heritage Valley Parks will extend this bikeway to Highway 23. The City Bikeway Trail to be developed as part of Heritage Valley Parks is illustrated in Exhibit 14.

3.5 PUBLIC SCHOOL SITE

A public elementary school is planned on a 10.6 acre site within Heritage Valley Parks. The elementary school will serve the K-5 school needs of Heritage Valley Parks and the Fillmore community. The location of the school site is adjacent to the community park site in the Phase 1 area of development served by an extension of Mountain View Street and Heritage Valley Parkway as well as local streets within the project site. The elementary school site provides an easily accessible site for elementary school age children to walk to school. As part of the development of Heritage Valley Parks the elementary school will be constructed.

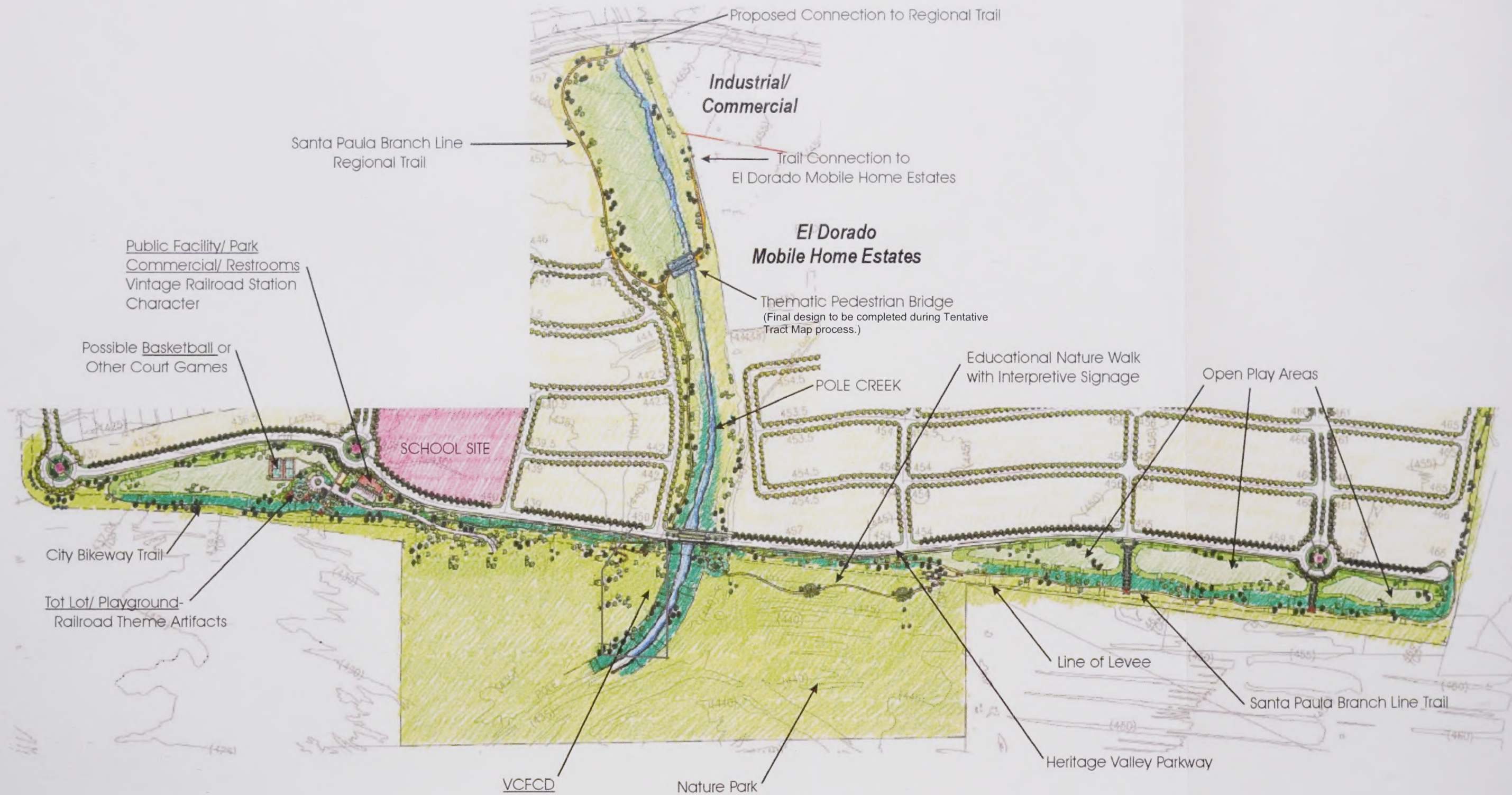


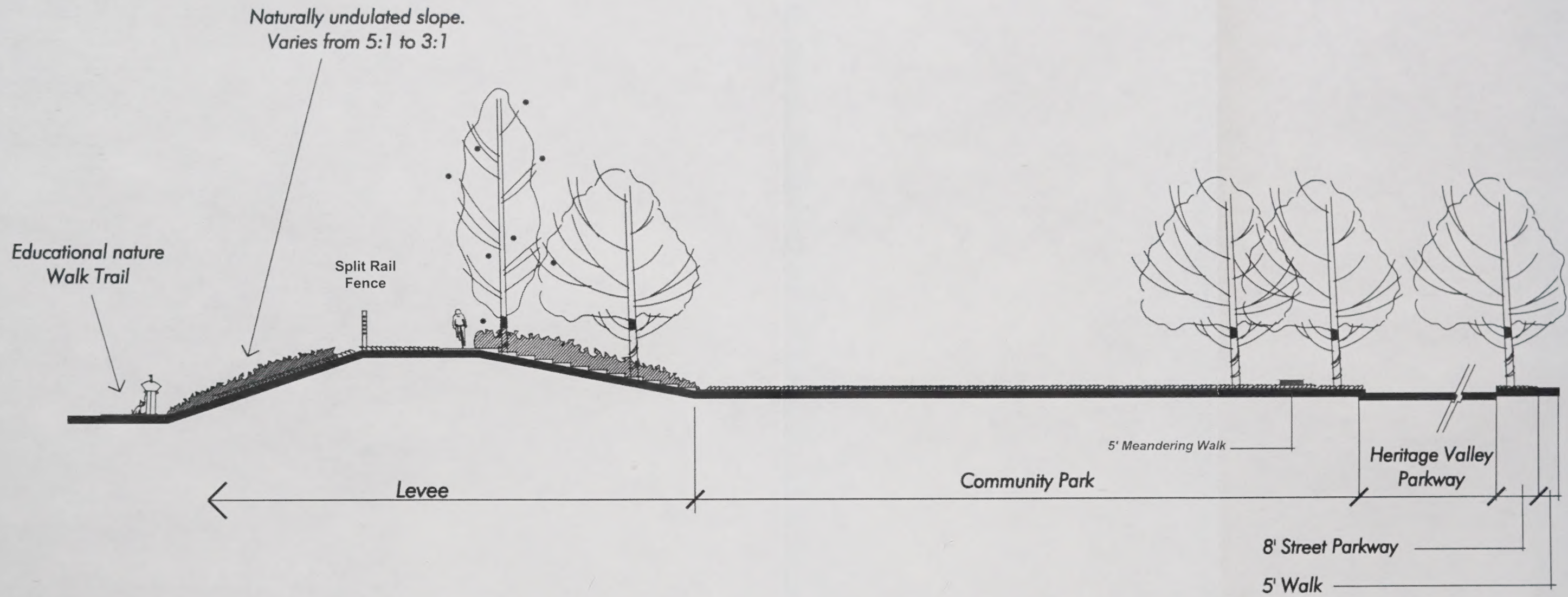
EXHIBIT 10

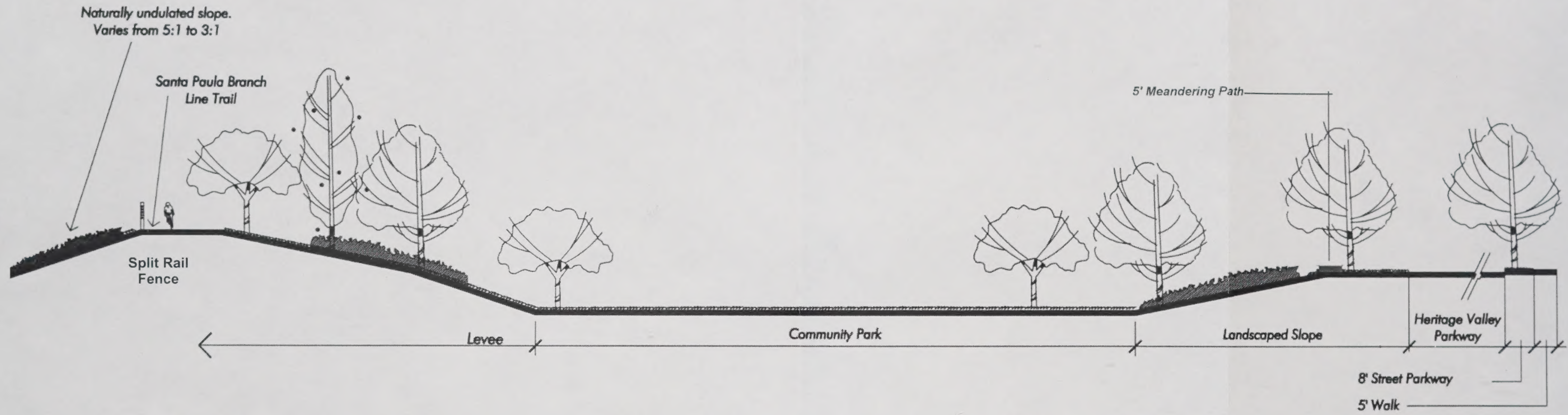
HERITAGE VALLEY PARKS

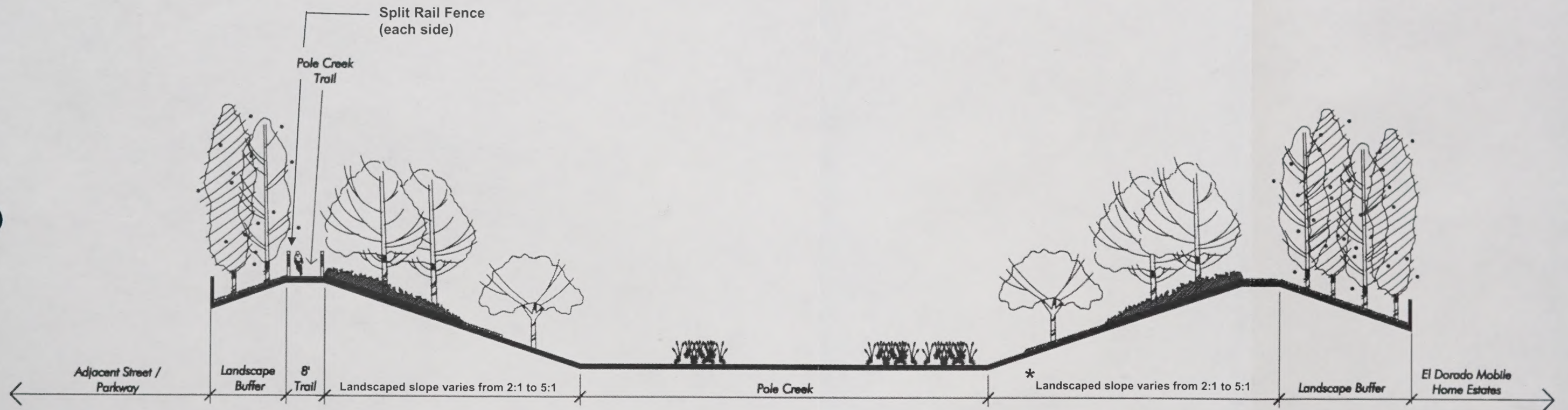
COMMUNITY PARK AND NATURE PARK CONCEPT

Specific Plan
October 22, 2002

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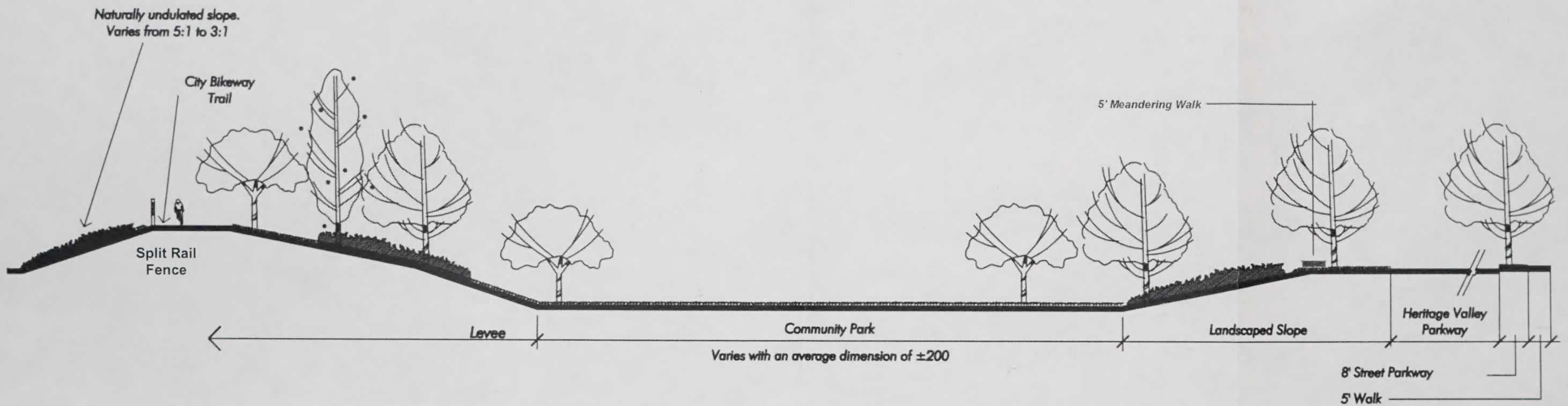






NOTE:

- * Except on South East side of Basin at the inlet of Pole creek which may not exceed 1.5:1







4 INFRASTRUCTURE

4.1 CIRCULATION

The circulation plan for Heritage Valley Parks reinforces the traditional circulation patterns of the historical development of Fillmore. In addition to providing safe and efficient movement of vehicular traffic through the project, it also provides a safe environment for pedestrian movement and bicycle traffic reducing the reliance on the automobile as a means of travel. The Master Circulation Plan, Exhibit 15 establishes the general location of the

roadway system for Heritage Valley Parks.

Street design is an important element in establishing a quality pedestrian environment. Pedestrian oriented streets are typically laid out in a manner which makes fast travel through neighborhoods by car less desirable. Streets should not be too wide or out of scale with the neighborhood and should be well landscaped in order to maintain residential street speeds at safe levels.

4.1.1 STREETS

Three categories of streets are planned for the project site, including 1) theme boulevards, consisting of a public collector level street of 94 feet in right of way designed to efficiently move traffic to and from the project site at two locations along State Route 126; 2) Heritage Valley Parkway consisting of 53 feet in right of way, linking each phase of development; and 3) local public residential streets of 56 feet in width serving the residential neighborhoods designed to distribute traffic from the theme boulevards and Heritage Valley Parkway into the residential areas. The paired home sites will have private streets ranging from 24 feet in width to 56 feet in width. The street sections on Exhibit 16 describe dimensions for each level of street.

Theme Boulevards

The theme boulevards of Heritage Valley Parks are designed to create a sense of arrival to the project site through the use of special paving and landscaping materials at project entries and at intersecting points with local residential streets, a landscaped median, and traffic circles serving as focal points set at key locations along the boulevard. Two theme boulevards are planned to serve Heritage Valley Parks. The design of the theme boulevards includes 12 feet of travel lane and an eight foot parking lane in each direction divided by a 14 foot wide landscaped median. Parkways on each side of the boulevard will include a paved 10 foot wide Class I bike trail and sidewalk separated from vehicular travel lanes by a 10 foot wide formal landscaped setback area.

Heritage Valley Parkway

Heritage Valley Parkway is a key street that serves to link each phase of development. In addition, Heritage Valley Parkway forms an important alternate connection between Heritage

HERITAGE VALLEY PARKS

CIRCULATION

4.1

The circulation plan for Heritage Valley Park is shown in the diagram below. The plan shows the location of the main entrance to the park, the location of the parking area, and the location of the various facilities. The plan also shows the location of the various trails and the location of the various viewing areas. The plan is designed to provide a safe and convenient way for visitors to enjoy the park and its facilities.

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Valley Parks and the Downtown Fillmore central business district, minimizing reliance upon Highway 126 for access into Fillmore from the project area.

Heritage Valley Parkway, located on or adjacent to the levee, also provides an uninterrupted view corridor to the Santa Clara River Valley and links to this open space resource. Homes will front on the north side of Heritage Valley Parkway providing an inviting street-scene opposite a natural amenity. Heritage Valley Parkway consists of two travel lanes of 40 feet in total width (20 feet in each direction) with a sidewalk and landscaped parkway on the side adjacent to residential lots and the Santa Paula Branch Line Trail and/or City Bikeway trail on the opposite side.

Local Residential Street

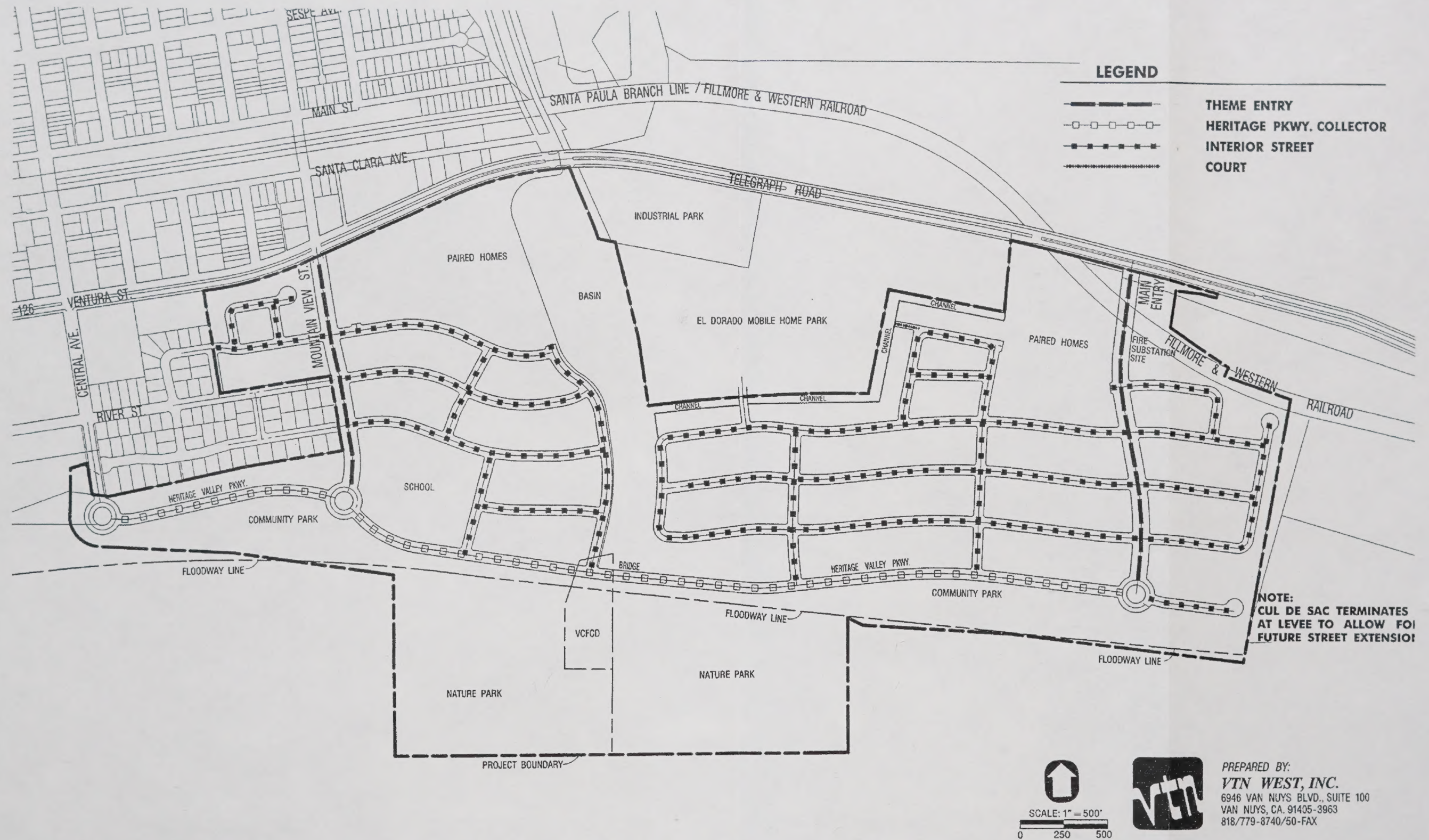
Public local residential streets within areas designated for single family detached homes are designed to distribute vehicular traffic from the theme boulevards into and through residential neighborhoods. Local residential street design will include 34 feet of vehicular travel lane. Sidewalks separated from the street by landscaped parkways will be developed on each side of the street. Local residential street patterns are generally laid out in an modified grid pattern with an east/west direction allowing for homes to be oriented in a south facing direction on residential lots providing opportunities for solar energy efficiency.

Private local residential streets within the areas designated for paired homes are designed to bring traffic to and from the theme boulevards and through the paired homes planning areas. Private residential street design will include 34 feet of vehicular travel lane with sidewalks separated from the street on each side. Private courts of a maximum length of 80 feet will include 24 feet of travel lane, and private lanes with a maximum length of 200 feet will include 32 feet of vehicular travel lanes.

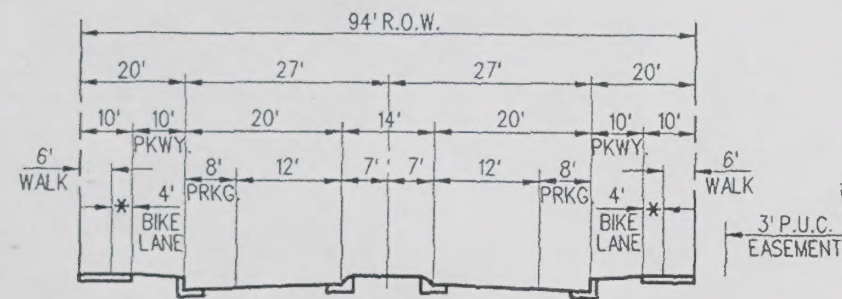
Secondary Access to El Dorado Mobile Home Estates

An access street connecting the El Dorado Mobile Home Estates with Heritage Valley Parks will be developed to provide a safe, secondary access to the mobile home area. This access will be gated for the exclusive use of the residents of El Dorado Mobile Home Estates and will provide vehicular, bicycle, and additional pedestrian connectivity for the mobile home residents to the community park, nature park, the City Bikeway, the Santa Paula Branch Line Trail, and existing Fillmore.

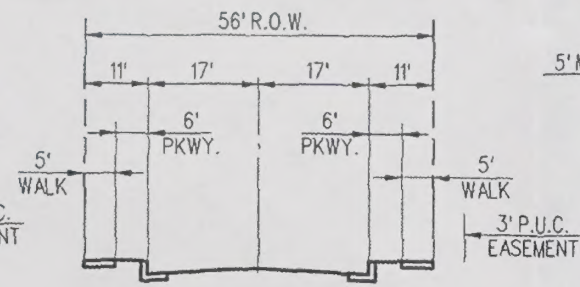
On an interim basis this secondary access to El Dorado Mobile Home Estates will be constructed as part of Phase 1b.



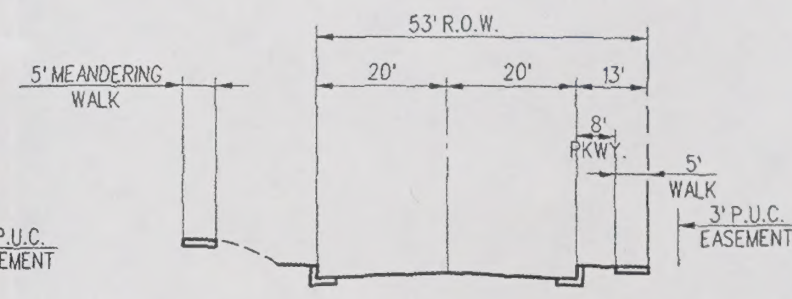


PUBLIC STREET SECTIONS

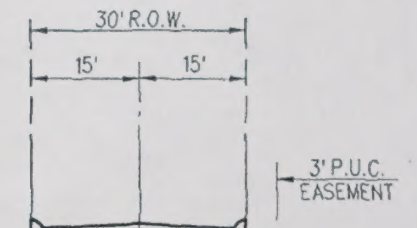
THEME BLVD.
NTS



INTERIOR STREET
NTS

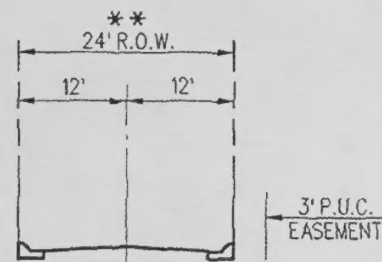


HERITAGE VALLEY PKWY. COLLECTOR
NTS

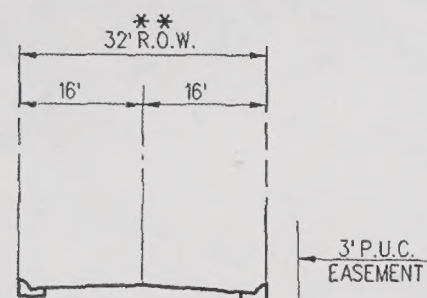


COURT
NTS
100' MAXIMUM LENGTH

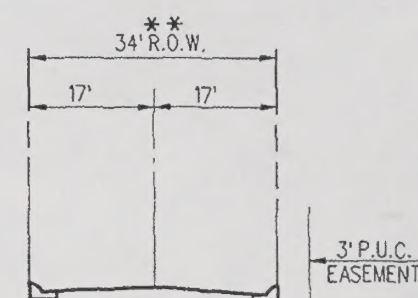
* ALTERNATIVE SECTION TO COMBINE BOTH BIKE LANES ON ONE SIDE OF STREET
MAY BE APPROVED BY CITY ENGINEER.

PRIVATE STREET SECTIONS

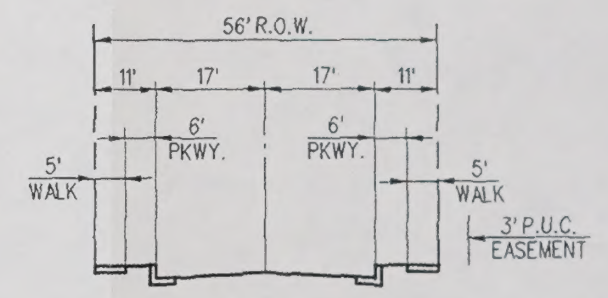
COURT
0'- 80' IN LENGTH



LANE
81-200' IN LENGTH



WAY
201- 500' IN LENGTH



DRIVE
>500' IN LENGTH

** ANY CUL DE SAC SHALL HAVE A MINIMUM TURN AROUND PER APPROVED FIRE DEPARTMENT DIMENSIONS
3' P.U.C. EASEMENT IS TYPICALLY EITHER SIDE OF STREET



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PLANT



EXISTING UTILITIES

PROPOSED UTILITIES

EXISTING UTILITIES
WATER, SEWER, GAS, ETC.

PRIVATE



ADJACENT

ADJACENT

ADJACENT PROPERTY
OWNER'S NAME

ADJACENT PROPERTY
OWNER'S NAME



4.1.2 TRAFFIC CALMING

Heritage Valley Parks provides for traffic calming within the circulation plan to slow traffic and reduce traffic noise on streets within the project site. Reduced traffic speed and traffic noise will contribute to safe and livable neighborhoods in which to walk, bike, and drive.

Traffic calming within Heritage Valley Parks is designed to address the following:

- Reduction in traffic speeds.
- Reduction in traffic related noise.
- A safe and pedestrian friendly circulation system to encourage walking.
- Allow for non-restricted access for emergency services vehicles such as police, fire, and ambulances.

Other factors affecting traffic speeds are those that influence the driver's perception of the roadway such as:

- Type of adjacent development and distance of development from the roadway.
- Frequency of access points onto the roadway.
- Roadway alignment and curvature.
- Type and massing of landscaping adjacent to the roadway.
- Frequency of traffic control devices along the roadway.
- Narrowness of travel lanes.

The following traffic calming techniques will be implemented in the design of the roadways within Heritage Valley Parks.

Theme Boulevards and Project Entries

Theme boulevards within the project site will be designed with two 20 foot wide curb to curb paved areas separated by a 14-foot wide raised, landscaped median. Large shade trees will be installed along the Theme Boulevard as a traffic calming mechanism. Traffic circles rather than stop signs are located at strategic intersections to reduce traffic speeds and increase safety. The use of a traffic circle rather than a conventional all-way stop intersection is an effective traffic calming and traffic noise reduction device. Traffic flow on a traffic circle is maintained by requiring traffic entering the circle to yield to traffic traveling within the circle.

Local Residential Street Design

Residential streets within Heritage Valley Parks are designed in a modified grid with a gradual curvilinear design to add interest in the street encouraging drivers to slow their travel speed and observe their surroundings. This gradual curvilinear design combined with narrowed paved vehicular travel areas will serve to slow traffic on residential streets.

Landscaping

Landscaping adjacent to streets within the project site will combine the use of large shade trees, shrubs, groundcover and pedestrian sidewalks to create a more intimate streetscape encouraging drivers to reduce driving speeds. The landscape concept for Heritage Valley Parks is designed to contribute to a sense of the street system as a pedestrian protected area to promote slower traffic speeds.

4.1.3 PEDESTRIAN CIRCULATION

Off-street pedestrian circulation will be available throughout Heritage Valley Parks by means of the interconnected paved sidewalk system within the roadway right of way separated from vehicular travel lanes by a landscaped parkway. A gated pedestrian access point and a pedestrian bridge crossing Pole Creek will be provided for the residents of the El Dorado Mobile Home Estates linking this area with the Heritage Valley Parks pedestrian circulation system. The Heritage Valley Parks pedestrian system provides connectivity among residential neighborhoods to the public parks, the Santa Paula Branch Line Trail, the City Bikeway, the elementary school, and existing Fillmore. The pedestrian circulation system is depicted on Exhibit 17.

4.1.4 REGIONAL AND MASTER PLANNED TRAILS

As discussed in Section 3, Land Use, segments of the Santa Paula Branch Line Trail and the City of Fillmore Master Planned Bikeway will be developed as part of Heritage Valley Parks. These bicycle and pedestrian trails will connect to local off-street bike trails and off-street sidewalks within the theme boulevards forming a network providing connectivity between Heritage Valley Parks and the Fillmore community located north of Highway 126. The locations of the Santa Paula Branch Line Trail and the City Bikeway trail are illustrated in Exhibit 17.

4.1.5 OFF-STREET BICYCLE TRAILS

Bicycle trails are an integral element to creating accessibility and mobility within Heritage Valley Parks. An off-street Class I bicycle trail system will be provided within the right of way of each theme boulevard within the project site. The bicycle trail system will link residential neighborhoods to parks, the Santa Paula Branch Line Trail, the City Bikeway, the elementary school site, community facilities, and ultimately to the areas of Fillmore located north of Highway 126. The Pole Creek bridge to be constructed for the El Dorado Mobile Home Estates will also be utilized as a bike path providing a connection from El Dorado Mobile Home Estates to the Santa Paula Branch Line Trail. The Heritage Valley Parks off-street bicycle trail system is depicted on Exhibit 17.

Landscaping

Landscaping adjacent to streets within the project area will enhance the use of public space, provide aesthetic appeal, and enhance the overall quality of the project. The landscape concept for Highway Valley Park is designed to provide a sense of place and to enhance the overall quality of the project. The landscape concept for Highway Valley Park is designed to provide a sense of place and to enhance the overall quality of the project.

4.1.3 FUTURE INFRASTRUCTURE

Future infrastructure projects within the project area will be designed to enhance the overall quality of the project. The landscape concept for Highway Valley Park is designed to provide a sense of place and to enhance the overall quality of the project. The landscape concept for Highway Valley Park is designed to provide a sense of place and to enhance the overall quality of the project.

4.1.4 HIGHWAY VALLEY PARK TRAIL

The Highway Valley Park Trail is a multi-use trail that will provide a safe and scenic route for pedestrians and cyclists. The trail is designed to provide a sense of place and to enhance the overall quality of the project. The trail is designed to provide a sense of place and to enhance the overall quality of the project.

4.1.5 OFF-STREET BICYCLE TRAILS

Off-street bicycle trails are an important part of the transportation system. The trail is designed to provide a safe and scenic route for pedestrians and cyclists. The trail is designed to provide a sense of place and to enhance the overall quality of the project. The trail is designed to provide a sense of place and to enhance the overall quality of the project.

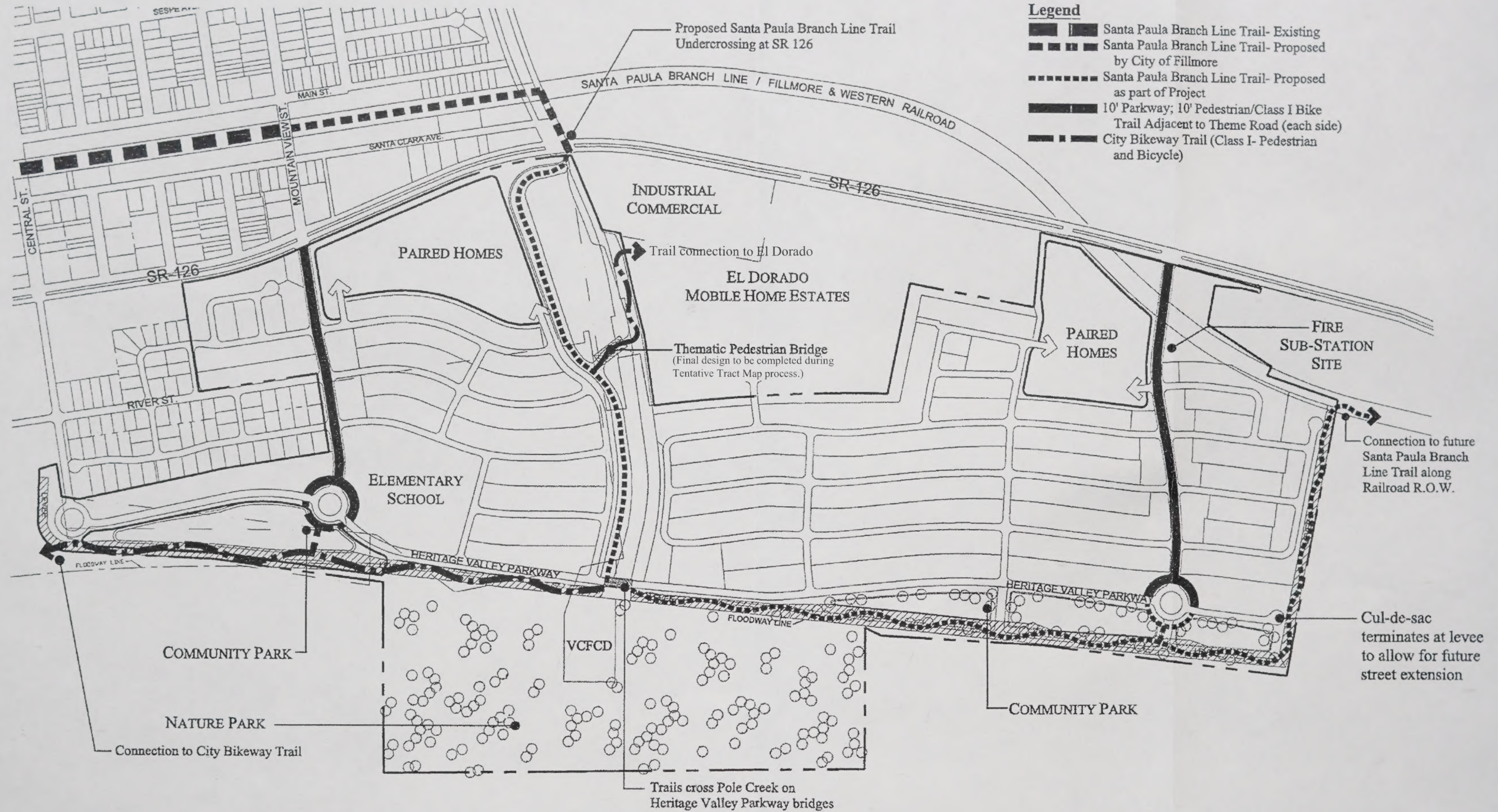


EXHIBIT 17

HERITAGE VALLEY PARKS

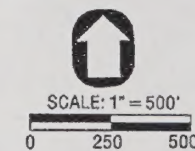
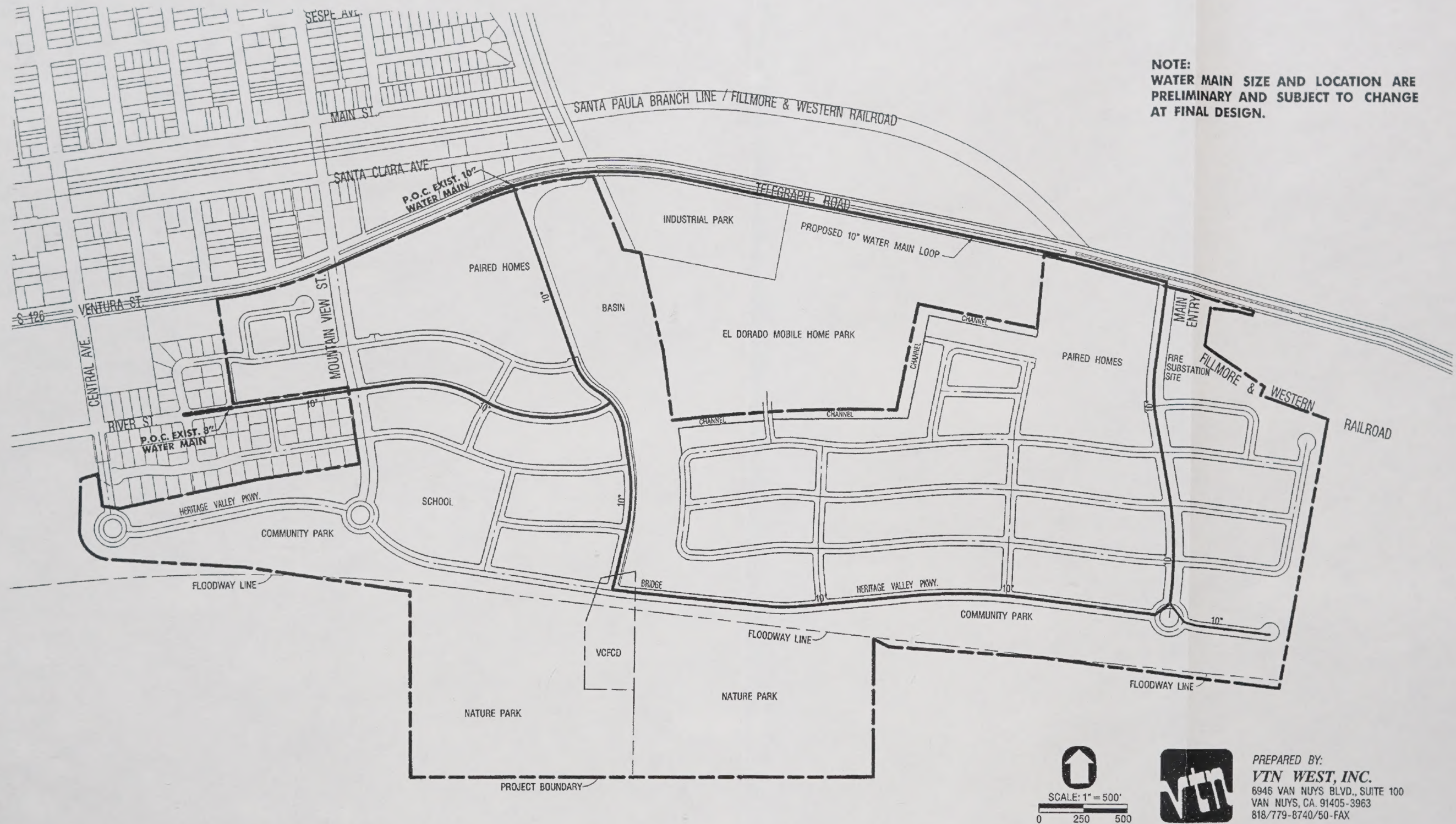
PEDESTRIAN/ BICYCLE TRAILS CIRCULATION PLAN

4.2 WATER MASTER PLAN

Domestic water for Heritage Valley Parks will be provided by the City of Fillmore. The City's existing water system consists of multiple tanks, water wells, and looped mains. The City will require that any new development continue to loop mains. There is an existing 10 inch water main within the southerly right of way of State Highway 126 that extends to the small industrial complex west of the El Dorado Mobile Home Park and east of Pole Creek. Pressure in this line is 110 psi, therefore each dwelling unit will require a pressure reducer. This line could be utilized for the first phase of development at the intersection of State Highway 126 and Mountain View Street and looped with an existing 8 inch water line in River Street which terminates approximately 45 feet east of the intersection of Sandlewood Place. The developer may also provide a separate system, such as a ground water supply system, for irrigation purposes only.

The water master plan for Heritage Valley Parks is illustrated on Exhibit 18. A detailed water master plan shall be prepared for the Specific Plan Area in accordance with the conditions of development on the Master Tract Map.

NOTE:
WATER MAIN SIZE AND LOCATION ARE
PRELIMINARY AND SUBJECT TO CHANGE
AT FINAL DESIGN.



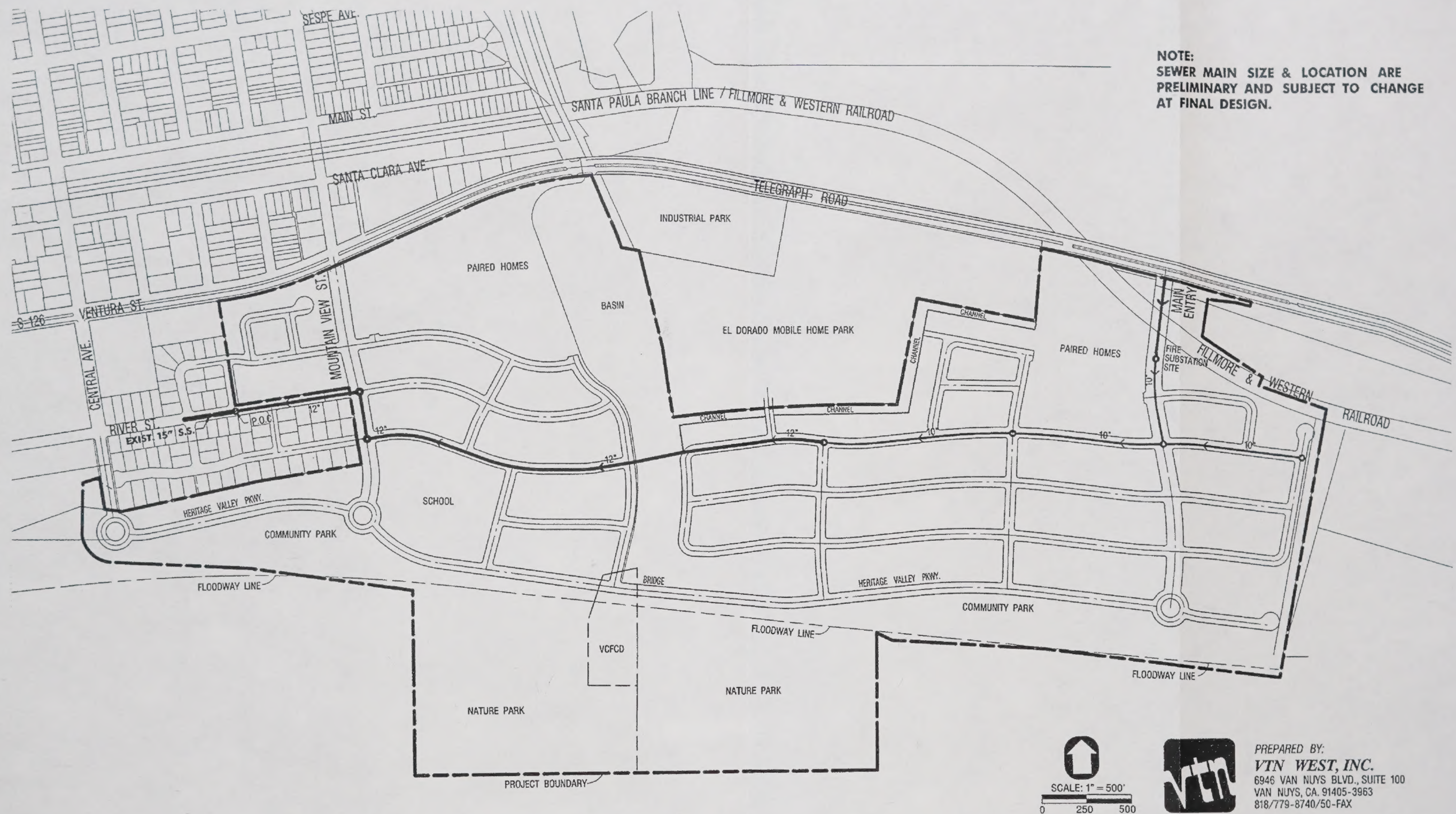
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4.3 SEWER MASTER PLAN

Sewer service for Heritage Valley Parks will be provided by the City of Fillmore. The City's sanitary sewer plant has an existing capacity of 1.33 MGD. Existing usage is approximately 1.13 MGD. Treatment plant capacity is available for the Heritage Valley Parks project, however the existing sewer plant capacity is limited by a deficiency in meeting biological oxygen demand requirements and the excess capacity is not available until plant modifications can be implemented. Recommendations for plant modifications are expected to be reviewed by the City Council in summer of 2002.

An existing 15 inch sanitary sewer main terminates near the intersection of Sandlewood Place and River Street. An extension of this main under Pole Creek will serve the Heritage Valley Parks development. The Sewer Master Plan for Heritage Valley Parks is illustrated on Exhibit 19. A detailed sewer master plan shall be prepared for the Specific Plan Area in accordance with the conditions of approval on the Master Tract Map.



4.4 STORM DRAINAGE MASTER PLAN

The existing storm drain system is primarily dedicated to accommodating off-site drainage from open space areas north of State Highway 126. This drainage has traditionally been conducted under the highway through a series of culverts and then allowed to sheet flow into the various agricultural operations terminating in the Santa Clara River. In the central area of the project this sheet flow has ponded, overflowed, and eroded the rail ballast at the Santa Paula Branch Line railroad right of way.

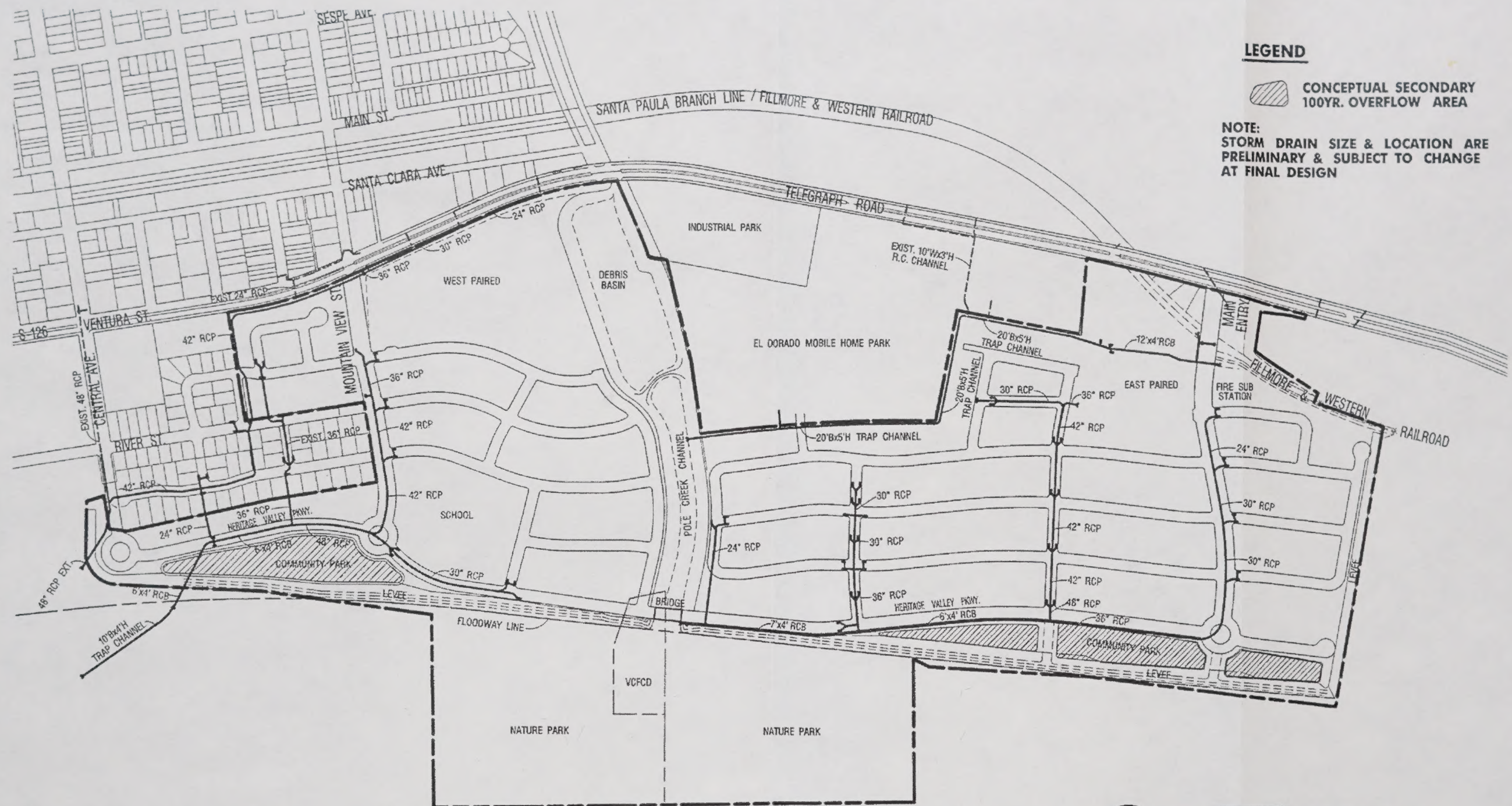
A second problem occurs when Pole Creek overflows its banks north of the highway and this flow makes its way through the existing El Dorado Mobile Home Estates property.

The proposed drainage system for Heritage Valley Parks has two major components. The first component will consist of underground concrete box culverts and surface channels, within easements, from existing Caltrans culverts located adjacent to State Highway 126 through the project site to the Santa Clara River. The second component consists of underground concrete boxes and/or pipes to be sized as necessary to receive on-site drainage throughout the development of the project via curb inlet catch basins.

In addition, the existing Ventura County Flood Control Pole Creek channel will be improved as necessary to mitigate the “hydraulic jump” that causes the occasional upstream overflow of the creek. The Drainage Master Plan is illustrated on Exhibit 20.

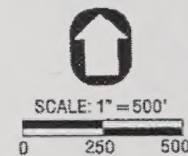
Emergency storm water detention is provided for within the project site indicated as the conceptual secondary 100 year overflow area on Exhibit 20, Drainage Master Plan.

The County’s Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) Land Development Guidelines identify numerous “Structural Design” BMP’s which could be incorporated into project design in order to comply with stormwater quality requirements including bio-filters, constructed wetlands, wet and dry detention basins, infiltration facilities and media filters. Bio-filter strips/swales will be one the alternatives considered to be utilized within the project site as the structural design to conform with water quality requirements. Additional alternatives will consist of wetlands meandering-first flush-low flow swales within the community park southerly of Heritage Valley Parkway and structural elements such as Vortex or CDS basins. The final design BMP method may consist of a combination of bio-filters, wetland swales and/or Vortex/CDS basins and will be subject to the review and approval of the City Engineer. The bio-filter design criteria contained in the SQUIMP Land Development Guidelines requires the provision of 1000 square feet of bio-filter surface area for each acre of proposed impervious surface area. The proposed development will utilize depressed grassy parkways to provide a significant portion of the bio-filter surface area requirement. The integral system of parkway swales will be augmented by inclusion of grassy low-flow drainage swales within portions of the proposed community park.

**LEGEND**

CONCEPTUAL SECONDARY
100YR. OVERFLOW AREA

NOTE:
STORM DRAIN SIZE & LOCATION ARE
PRELIMINARY & SUBJECT TO CHANGE
AT FINAL DESIGN



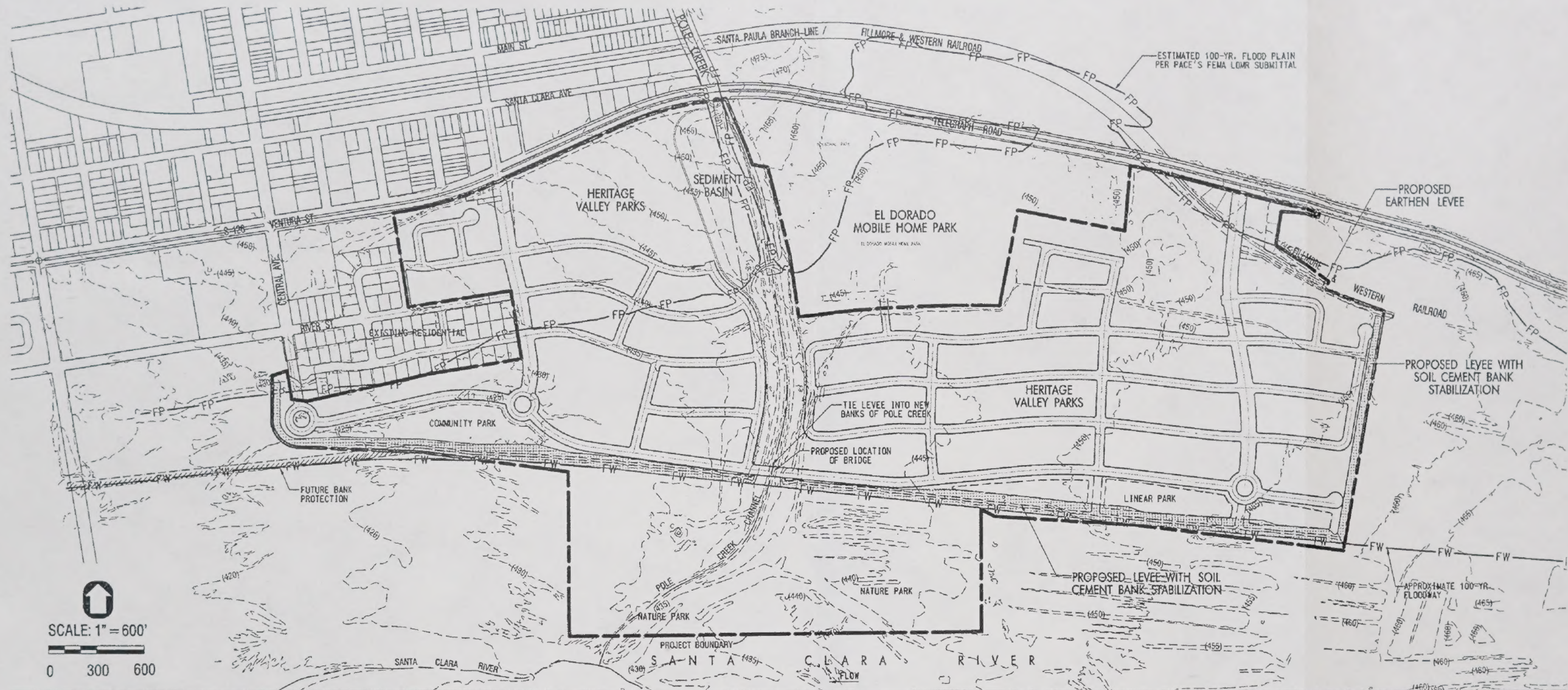
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4.5 FLOOD CONTROL

As part of the planning for Heritage Valley Parks, a hydraulic analysis of the Santa Clara River has been performed to more accurately define the floodplain and floodway lines within the project site. This analysis has been performed with strict coordination and processing through the City of Fillmore, Ventura County, and ultimately, the Federal Emergency Management Agency (FEMA). A Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River is being processed through FEMA with approval from Ventura County and the City of Fillmore. Once the floodplain and floodway lines have been established, a precise levee alignment will be developed and a levee constructed for scour and flood control protection for the 100-year storm event. The alignment will strategically maximize protection of the development, minimize impacts to the resource and environmental areas, and minimize any potential off-site hydraulic effects. The levee will extend at least 3 feet above the 100-year storm water elevation at the Santa Clara River for freeboard requirements and 10 feet below the river's historic lowest invert elevation for scour protection. The typical conceptual levee design and cross-section are illustrated on Exhibit 21.

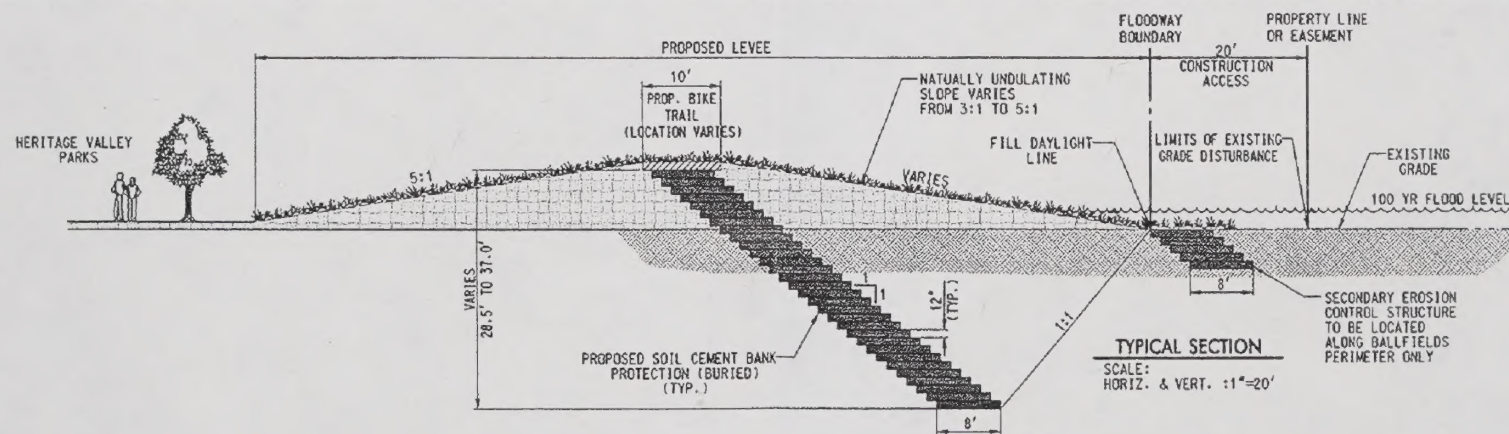
Pole Creek, which crosses the project site, has a watershed approximately 8.2 square miles north of the site and includes a portion of Fillmore and undeveloped land in the mountains and canyons north of Fillmore. In its current configuration, Pole Creek is expected to flood during major storms, with large overflows of sediment and stormwater both upstream and downstream of the Highway 126 bridge. Significant flooding will impact both the project site and nearby properties and roadways not on the project site. The proposed Pole Creek improvements consist of a sediment basin and an improved, re-naturalized creek section downstream of the basin. The basin will be constructed along the existing alignment of Pole Creek, and will contain a volume of sediment prescribed by VCFCF regulations, including the entire sediment volume from the 100-year flood plus additional volume to account for repeat floods in a single winter season. Water from the basin will outlet to a widened Pole Creek channel that will connect to the Santa Clara River. This channel will be configured to resemble a natural creek and will be planted with native plant species to create a natural corridor with high value as wildlife habitat, and an aesthetic and recreational amenity for the City of Fillmore. The proposed improvements to Pole Creek will eliminate the existing flood hazard to Highway 126 and the El Dorado Mobile Home Estates and will provide flood protection for all events up to and including the 100-year flood. The Pole Creek improvements will connect to the Santa Clara River levee to provide complete 100-year flood protection for the project site and nearby properties. A new Pole Creek sediment basin will replace the existing channel for approximately 1,000 feet starting approximately 75 south of Highway 126 with a concrete inlet to prevent erosion. The majority of the basin will have a soil bottom covered with vegetation. The basin will capture most of the sediment from the creek and reduce water velocity so that the creek downstream of the basin will not have to be hardened with concrete. The channel leading out of the basin will be composed of natural soil and will support native riparian vegetation.

Exhibit 21 Flood Control Improvements



NOTES:

1. ESTIMATED TOE-DOWN FOR THE LEVEE IS 10-13 FEET BELOW SANTA CLARA RIVER'S HISTORIC LOWEST INVERT ELEVATION.
2. ESTIMATED FREEBOARD IS 3-5 FEET ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION (Q=106,000 CFS).
3. LEVEE ALIGNMENT IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



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4.6 SCHOOLS

The Fillmore Unified School District is the school district serving the K-12 school needs of Heritage Valley Parks. The plan for Heritage Valley Parks provides for development of an elementary school serving the K-5 school needs of both the project and the Fillmore community. As part of the development of Heritage Valley Parks, the elementary school will be constructed.

4.7 PUBLIC UTILITIES

4.7.1 TELEPHONE

Pacific Bell will provide telephone service to the project site. Proposed on-site facilities will be placed underground.

4.7.2 NATURAL GAS

The Gas Company will provide natural gas to the project site. There are three existing points of potential connection from which service could be extended to serve Heritage Valley Parks. An existing 4 inch high pressure main within the right of way of State Highway 126 and terminates at the El Dorado Mobile Home Estates could be tapped at the abandoned intersection of Kellogg Street and State Highway 126. An existing 12 inch high pressure main is located at Highway 126 and could be extended from the east to Heritage Valley Parks. An existing 2 inch main located in River Road could be extended from the west into the Heritage Valley Parks development.

4.7.3 ELECTRICITY

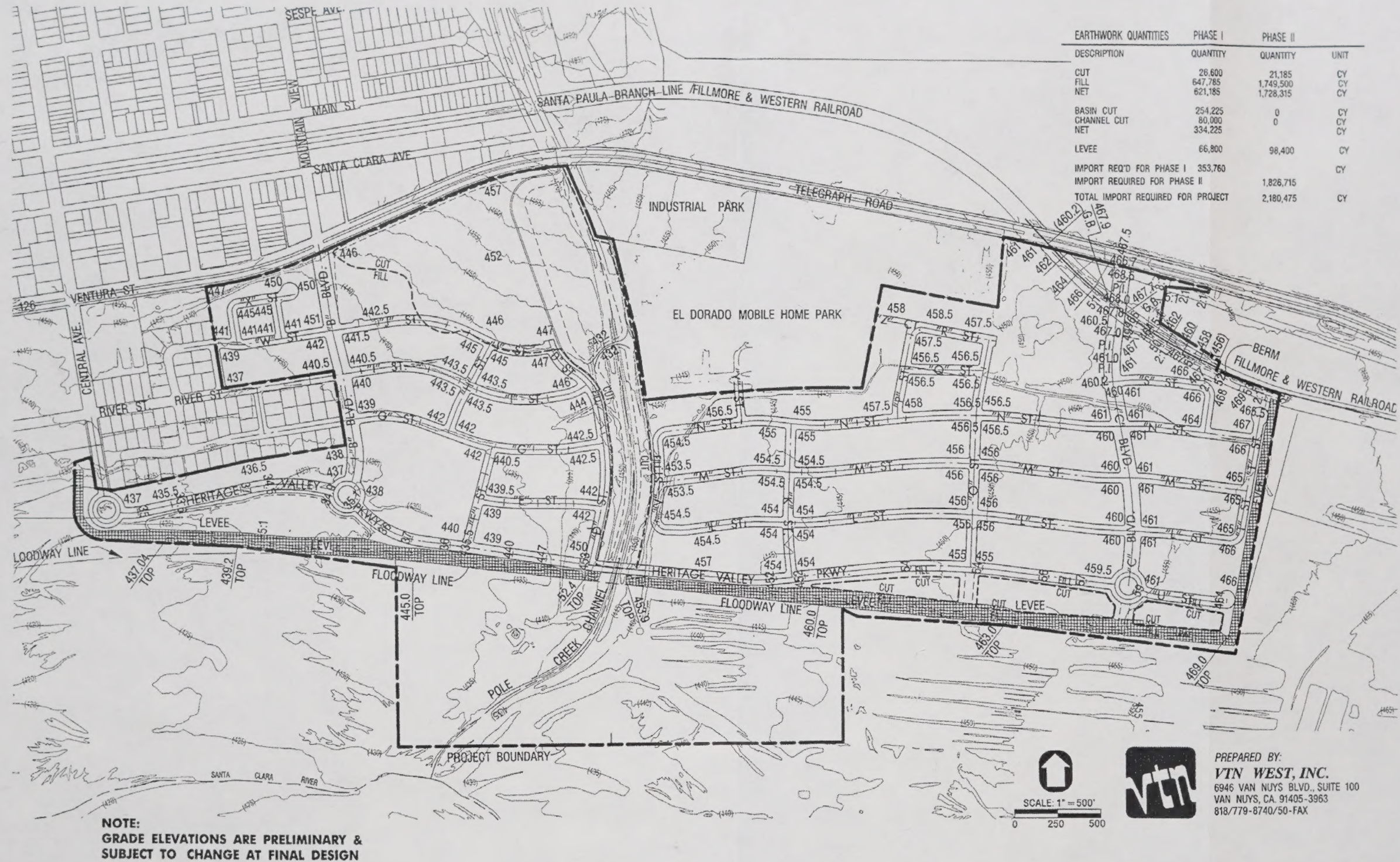
Southern California Edison will provide electricity to the project site from existing facilities in the vicinity of the project site located at Mountain View Street and River Street. Proposed new facilities will be located underground.

4.8 TECHNOLOGY WIRING

Residential units within Heritage Valley Parks will be installed with the most current technology for internet access allowing residents to work and shop from home.

4.9 GRADING CONCEPT

The Heritage Valley Parks Conceptual Grading Plan, Exhibit 22, illustrates the overall cut and fill for the project site. The Conceptual Grading Plan is designed to be consistent with the grading guidelines contained in the County of Ventura Grading Ordinance, the Uniform Building Code, professionally accepted engineering practices, and the site specific recommendations of civil and geo-technical engineers licensed or registered by the State of California.





NOTE: ELEVATIONS ARE APPROXIMATE &
SHOULD BE CHECKED TO FIELD NOTES

5 DESIGN GUIDELINES

5.1 INTRODUCTION

The Heritage Valley Parks Specific Plan is designed to complement and enhance the traditional character of Fillmore. The charming small town atmosphere of Fillmore is expressed through the ambiance of the Fillmore neighborhood located between Central Avenue, Mountain View Street, Main Street, and 4th Street. Heritage Valley Parks will incorporate elements found within this neighborhood such as a variety of housing

and architectural styles found which include front porches that encourage friendly interaction among neighbors, pedestrian friendly streetscapes which are designed in a grid pattern and include sidewalks, landscaped parkways, and large canopy trees.

The location of Heritage Valley Parks near to the historic downtown area of Fillmore, provides a very meaningful opportunity to weave together the rich heritage of the City's past with that of the future. This provides strong framework for compatibility between new and existing development, enabling the City of Fillmore to realize its vision as the quintessential "*Last Best Small Town in Southern California*".

The Heritage Valley Parks Design Guidelines (guidelines) have been prepared to ensure that this traditional vision is achieved and implemented throughout the project site. The purpose of the Specific Plan Design Guidelines is to provide planning, architectural, and landscape design criteria for the land uses and facilities within Heritage Valley Parks that will promote a quality development and an aesthetically pleasing living environment while promoting environmental stewardship. The sketches and graphic representations contained herein are for conceptual purposes only and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the guidelines express "intent" rather than "absolute", thereby allowing certain flexibility in fulfilling the intended design goals and objectives.

5.2 DESIGN CONCEPT

The Design Concept is directed towards the creation of traditional neighborhoods serving to integrate the project area into the City of Fillmore. As a result, Heritage Valley Parks is a vital part of the City, rather than an inwardly oriented suburban project, more typical of new developments. In addition, the Design Concept also integrates environmental features into the overall fabric of the neighborhoods. These environmental features such as the nature park, the Santa Paula Branch Line Trail, and the City Bikeway trail are important unifying elements. The

creation of a traditional development plan establishes the framework in which diversity in design and development can be achieved while maintaining the tightly integrated neighborhood fabric of Fillmore.

The key elements of Heritage Valley Parks design include:

- Formal street pattern, with alternative routes to each destination.
- A pedestrian-friendly circulation system.
- Traditional architectural character.
- Strong sense of neighborhood.
- Variety of housing opportunities and architectural styles.
- Strong visual and physical connection with open space amenities.

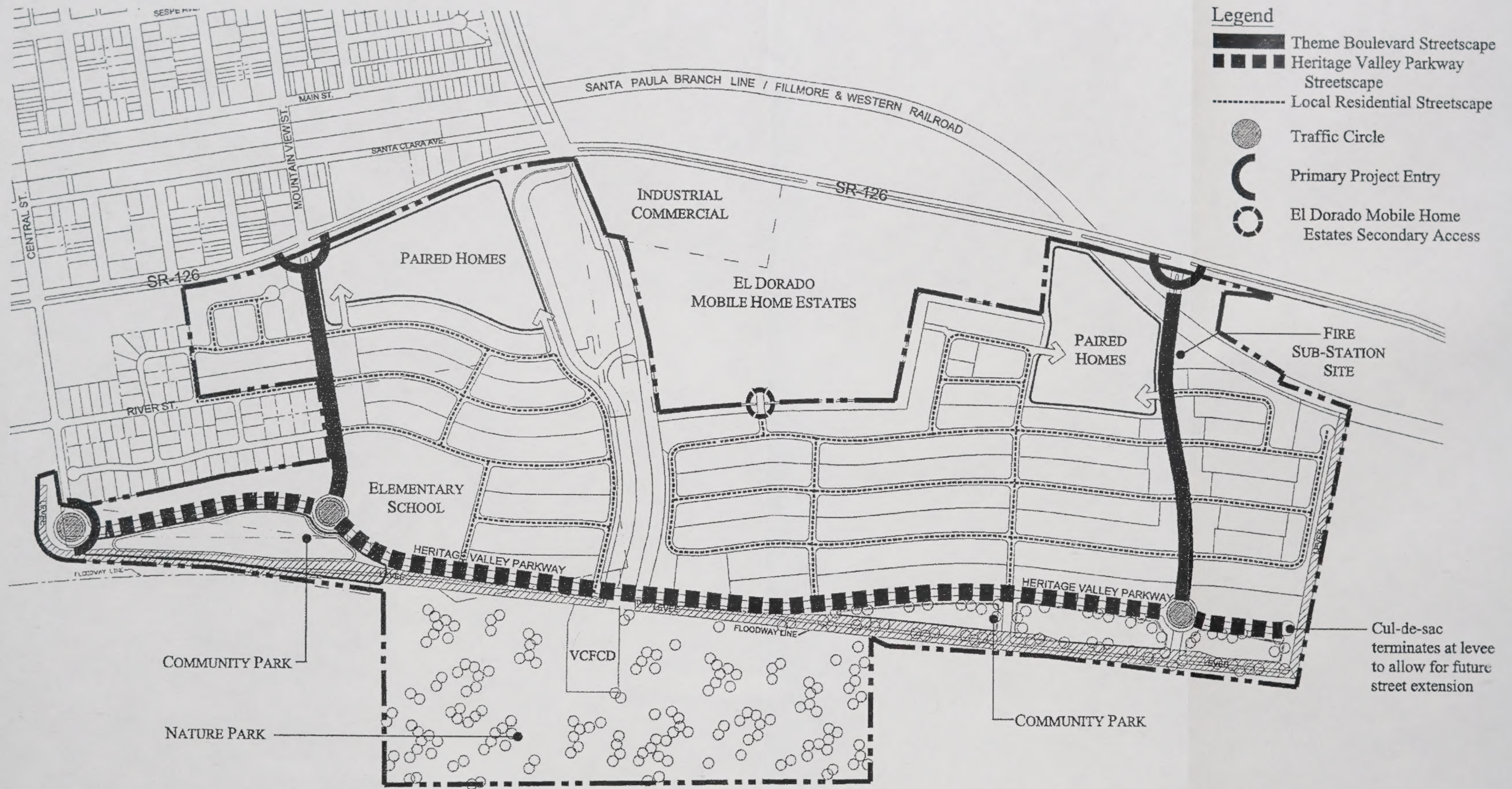
The overall guidelines focus on the integration of these elements into Heritage Valley Parks. Together, the appropriate treatment of the elements discussed in the guidelines will establish a distinctive image consistent throughout Heritage Valley Parks.

5.2.1 MASTER STREETSCAPES AND ENTRIES

The following key landscape criteria are established for the master streetscapes and entries within Heritage Valley Parks.

- To provide a mix of large scale deciduous and evergreen canopy street trees.
- To provide street trees spaced at 30' on center.
- To create "gateways" and memory points at the main entries and throughout the community to organize the individual neighborhoods and make the community special.
- To create and enhance formal garden spaces and natural open space establishing a community that encourages "walking and discovery".

The Master Streetscapes and Entries Plan for Heritage Valley Parks is illustrated in Exhibit 23.



5.2.2 STREETS CAPES

Theme Boulevards

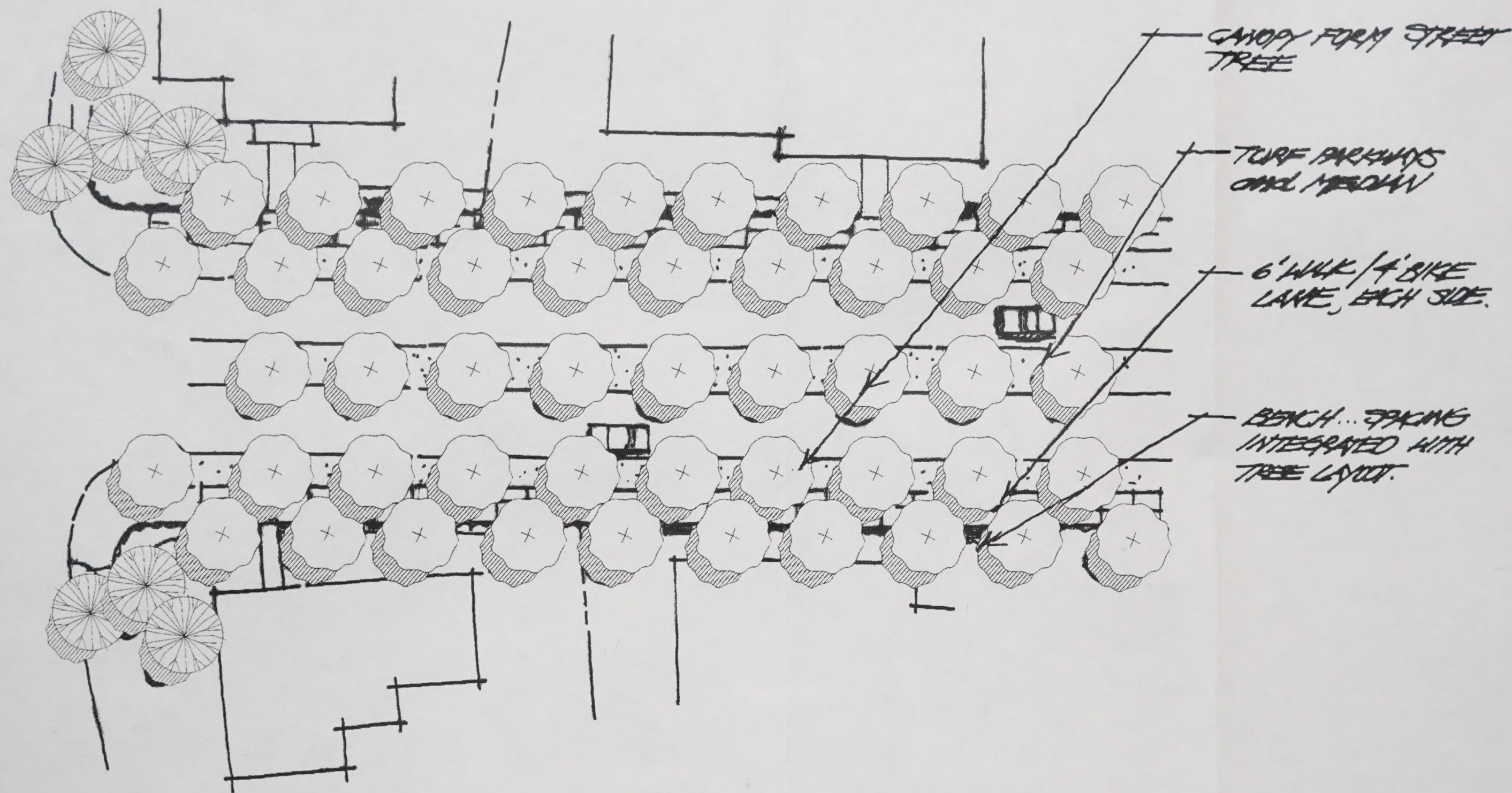
Theme boulevards provide access into the project site from two places along State Route 126. As key elements in the Heritage Valley Parks Master Plan, theme boulevards are designed with the following goals:

- To reinforce the traditional character of Fillmore through a formal landscape design of parkways and medians;
- To establish a strong neighborhood identity utilizing theme trees which establish a special character for these important streets;
- To provide curb separated sidewalks and bike trails for a pleasant and safe pedestrian and bicycling environment;
- To provide trees which will ultimate provide canopy cover to streets and sidewalks, thus enhancing sustainability; and
- To encourage traditional style residences with generous setbacks, front porches and other elements facing the theme boulevards.

Landscape design criteria for theme boulevards as follows:

- Street furniture such as benches, decorative urns, trash receptacles, low walls and other street furniture should be provided along the theme boulevard and of a type which is similar to the standard used in Downtown Fillmore.
- Provide for a tree “promenade” with street trees triangularly spaced along the turf parkway and within the front yards behind the sidewalk. This will create a double tree canopy and reinforce the traditional neighborhood character.

Exhibit 24, illustrates the streetscape design concept for the theme boulevards within Heritage Valley Parks.



Heritage Valley Parkway

Heritage Valley Parkway is a key street that serves to link each of the two phases of development. In addition, Heritage Valley Parkway forms an important alternative connection between new and existing development in Fillmore, minimizing reliance on State Route 126 for access into Fillmore from the project area. Heritage Valley Parkway also provides an uninterrupted view corridor to the Santa Clara River Valley, linking neighborhoods to this natural open space resource. Homes will front on one side of the Heritage Valley Parkway, providing an inviting street scene opposite a natural open space amenity.

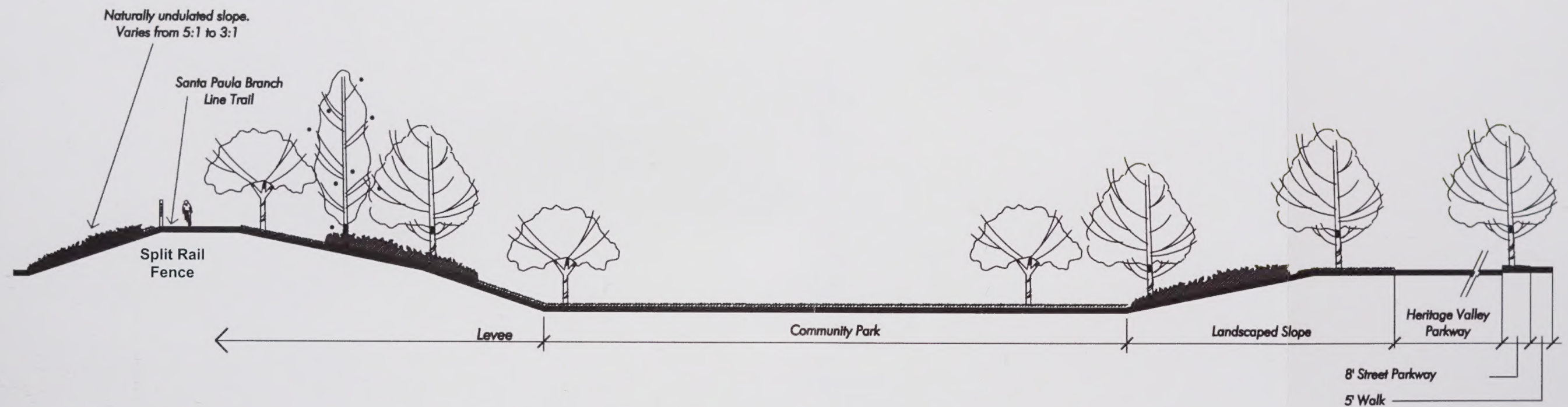
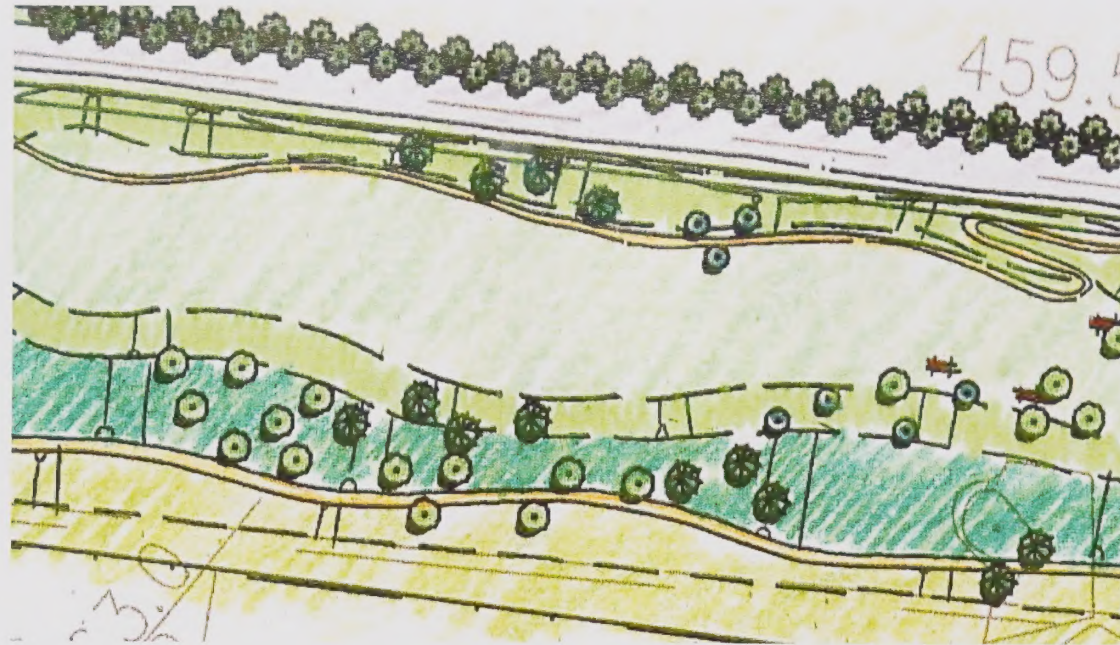
Heritage Valley Parkway has several key elements that keep with the traditional theme of the Heritage Valley Parks Master Plan:

- Traditional sidewalks separated from vehicle travel lanes by 8 foot wide landscaped parkways located on the street side adjacent to the residences;
- Parkway with a formal landscape design and street tree pattern to reinforce the traditional character of Fillmore; and
- Nature park, trails, bikeways, and informal landscaping located opposite the residences.

The landscape design concept for Heritage Valley Parkway is as follows:

- Informal groves of deciduous and evergreen trees along the park and trail-side of the street to blend into the natural edge.
- View corridors within the tree groves that frame and open views to the Santa Clara River Valley.
- Placement of street furniture such as benches, trash receptacles, interpretive signs, shade structures and trail markers along the park side of the street is encouraged.

The streetscape concept for Heritage Valley Parkway is illustrated in Exhibits 25 and 26.





ACTUAL BRIDGE CROSSING WILL FEATURE TWO SIDE-BY-SIDE BRIDGES TO ACCOMMODATE TRAFFIC IN BOTH DIRECTIONS.

Residential Streets

Consistent with traditional American town planning, one of the goals within the Heritage Valley Parks Master Plan is to create walk-able residential streets. Walk-able streets encourage pedestrian activity by creating an atmosphere that is geared toward the pedestrian. Through simple design techniques, residential streets within Heritage Valley Parks create the hometown appeal of the traditional neighborhoods. Such traditional design techniques include:

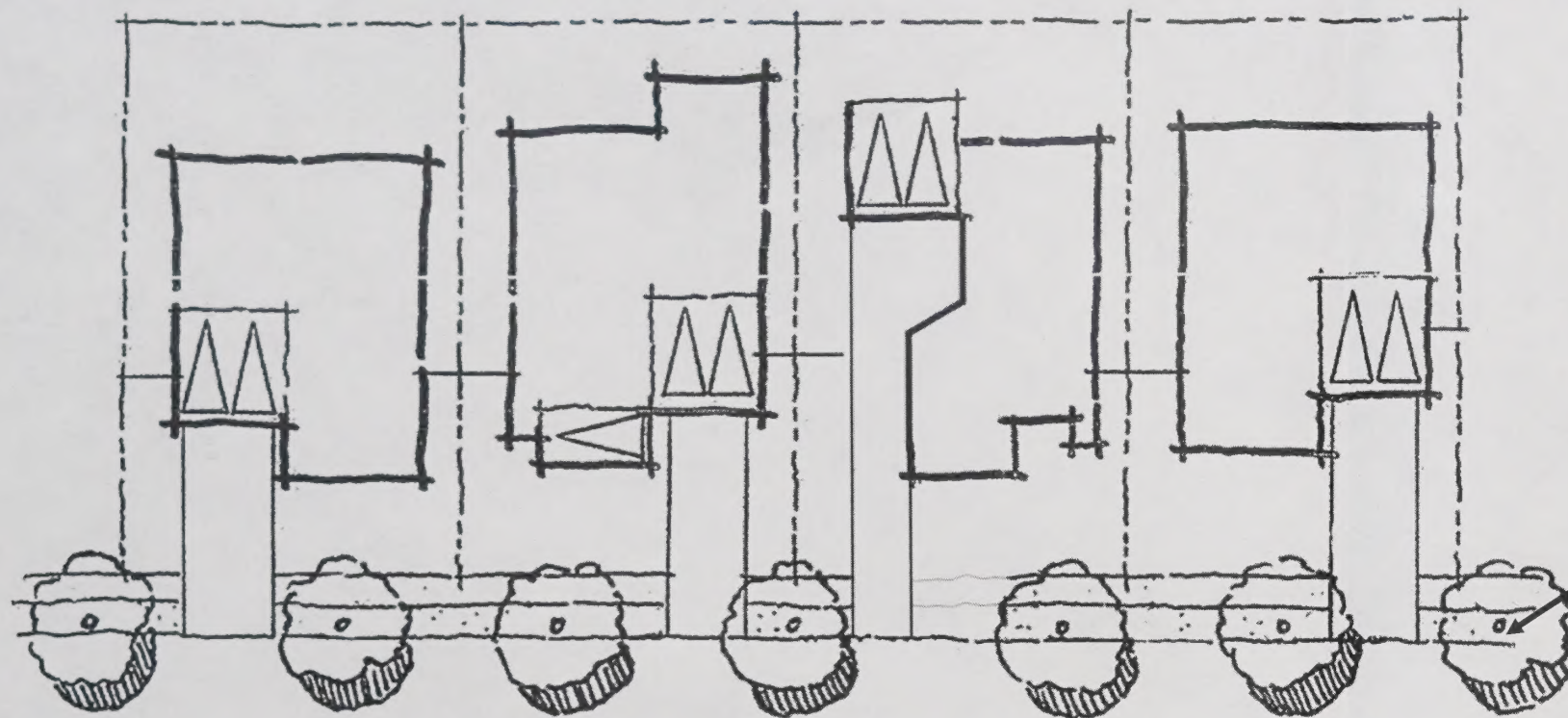
- Modified grid design to reinforce the traditional development concept and provide connectivity among neighborhoods and with surrounding areas.
- Curb separated sidewalks to encourage pedestrian activity and enhance pedestrian safety.
- Formal street tree patterns to reinforce the traditional character of the neighborhoods.
- Traditional streets to reduce traffic speeds.
- Street fronting homes with porches to encourage friendly interaction between residents and passersby.

The landscape design concept for residential streets includes the following:

- Street trees should be a minimum 24" box and 30' to 40' on center planted in accordance with the most current City planting standard with 20' root barriers.
- Picket fences, arbors, porte cocheres, gates, garden walls and clipped hedges are encouraged along residential streets.

As part of residential street design, a master utility plan will be provided. Consideration will be given to incorporating a 3 foot wide utility easement behind the sidewalk to adequately accommodate above grade utilities within the planting plan for trees of 30'-40' on center.

Exhibit 27 illustrates the streetscape for residential streets within Heritage Valley Parks.

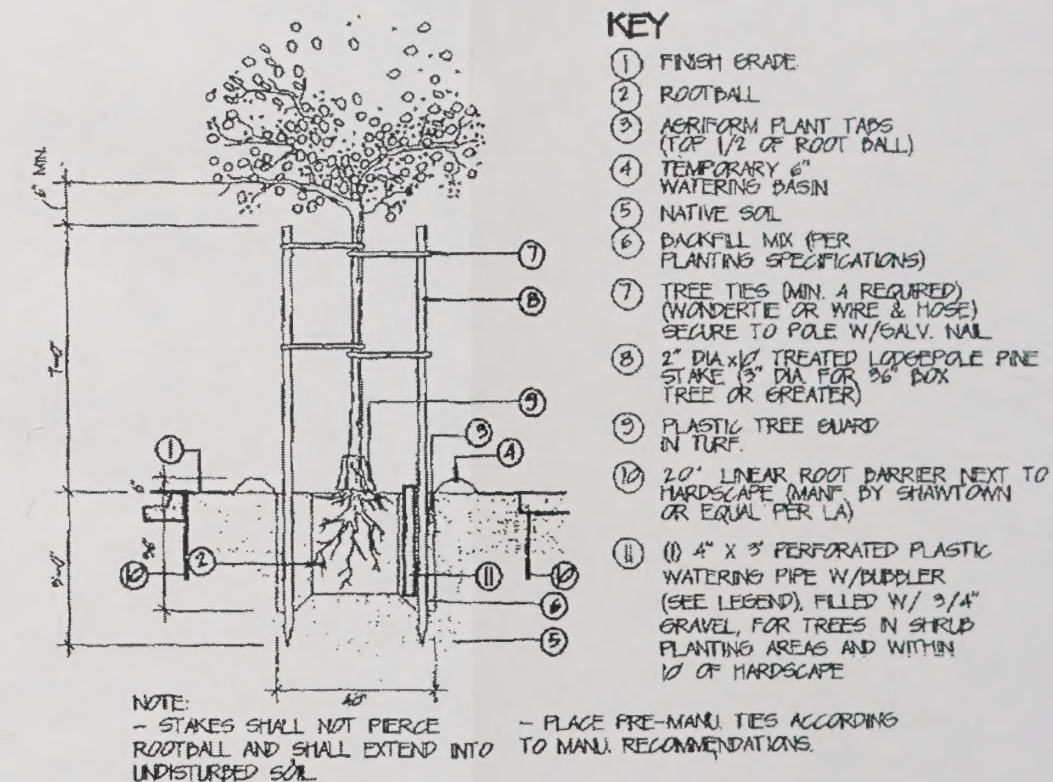
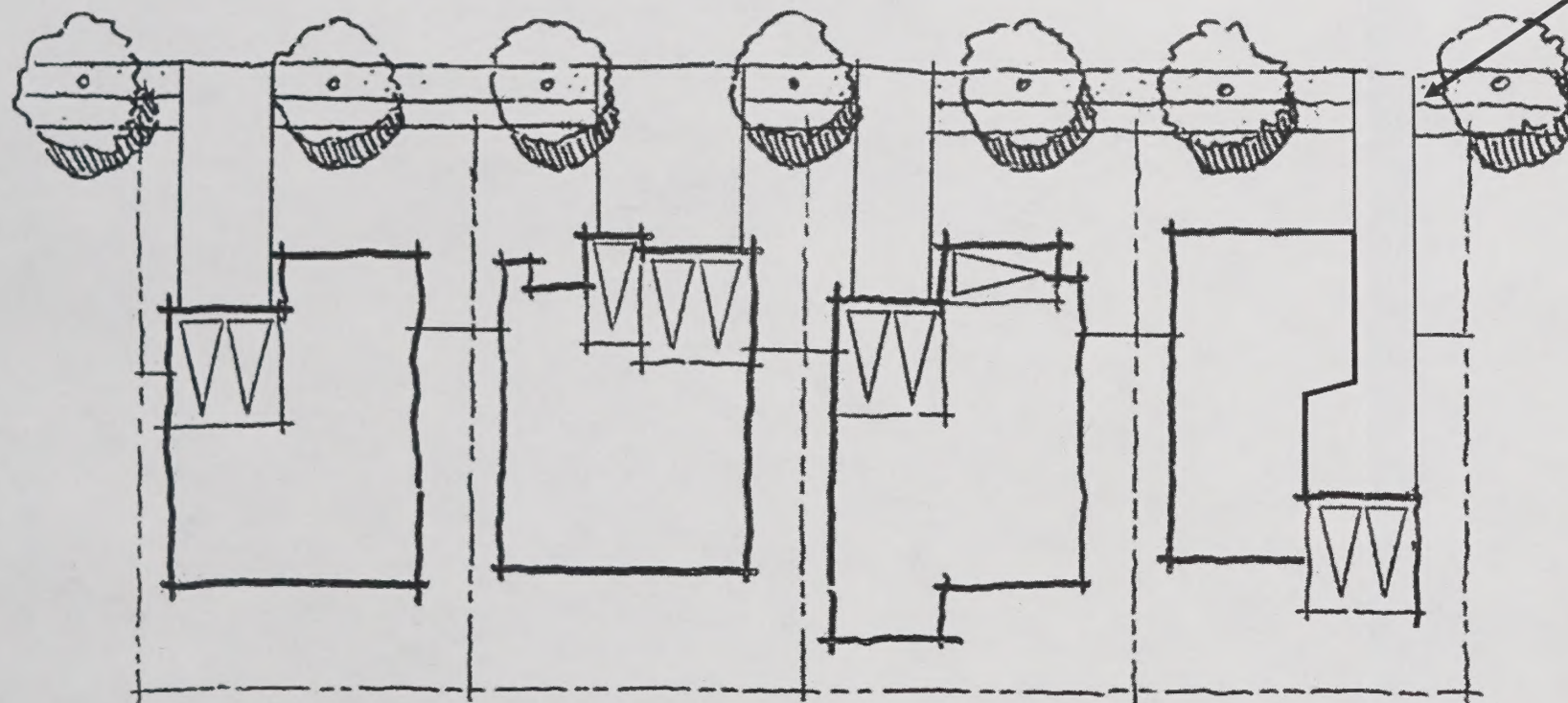


NOTE: layout of utilities, including streetlights, cable TV, telephones, sewer and water meters, shall be designed to accommodate street tree spacing at 30'-40' on center.

**Canopy Form
Street Trees**

Turf Parkways

Typical Tree Planting



5.2.3 THEMED ENTRIES

The two main entries to Heritage Valley Parks will be along Highway 126 approaching downtown Fillmore. These entries may feature an informal setting of evergreen and deciduous trees and formal garden seating areas for meeting neighbors. The main entries will create a comfortable blend of vehicular and pedestrian scale improvements to provide a recognizable gateway to emphasize the traditional pedestrian friendly character of Heritage Valley Parks. Designed to reinforce the overall identity for Heritage Valley Parks, themed entries may utilize signage, architectural elements, landforms, specimen trees, and plant material to accomplish this goal.

Themed entries for Heritage Valley Parks include:

City Gateway

This entry captures the character of Fillmore by incorporating both its agricultural and railroad heritage. Punctuated by a water tower landmark reminiscent of traditional farm architecture, this entry includes the use of existing bridges, a water element, a wall element, and a fountain.

Community Gateway

This entry complements the City Gateway with all the same agricultural and train heritage elements, however, the water tower is scaled down to announce the entry to Heritage Valley Parks.

Themed entries for Heritage Valley Parks are illustrated on Exhibits 28 through 30.



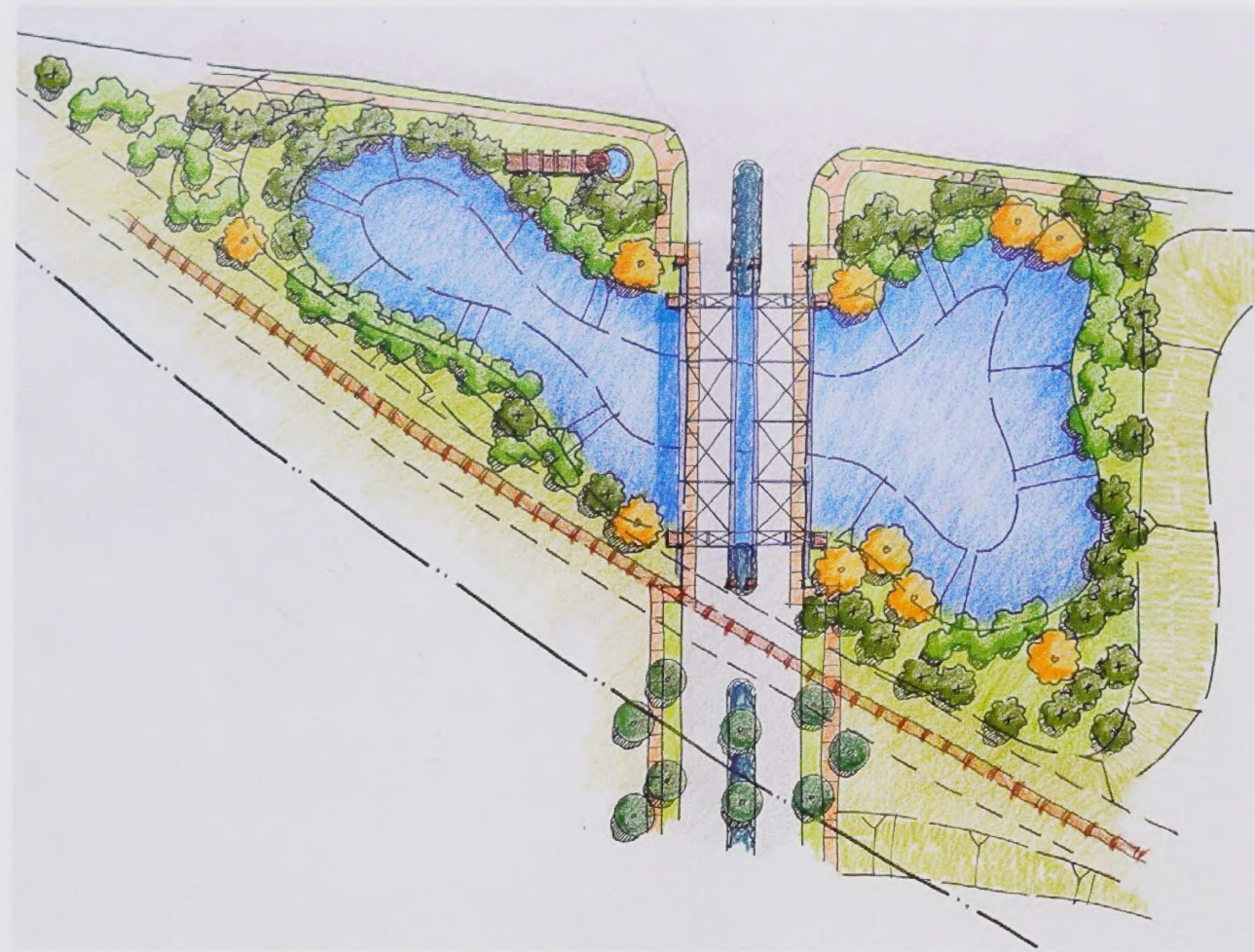


EXHIBIT 29

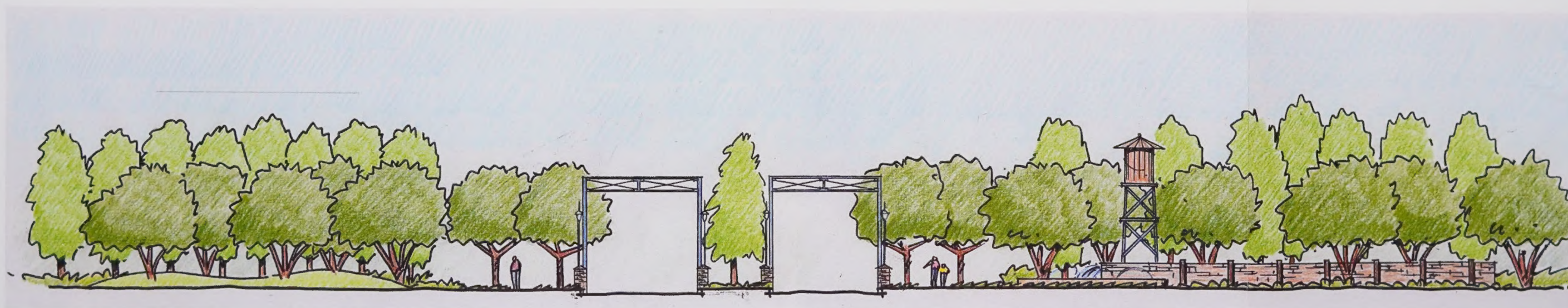
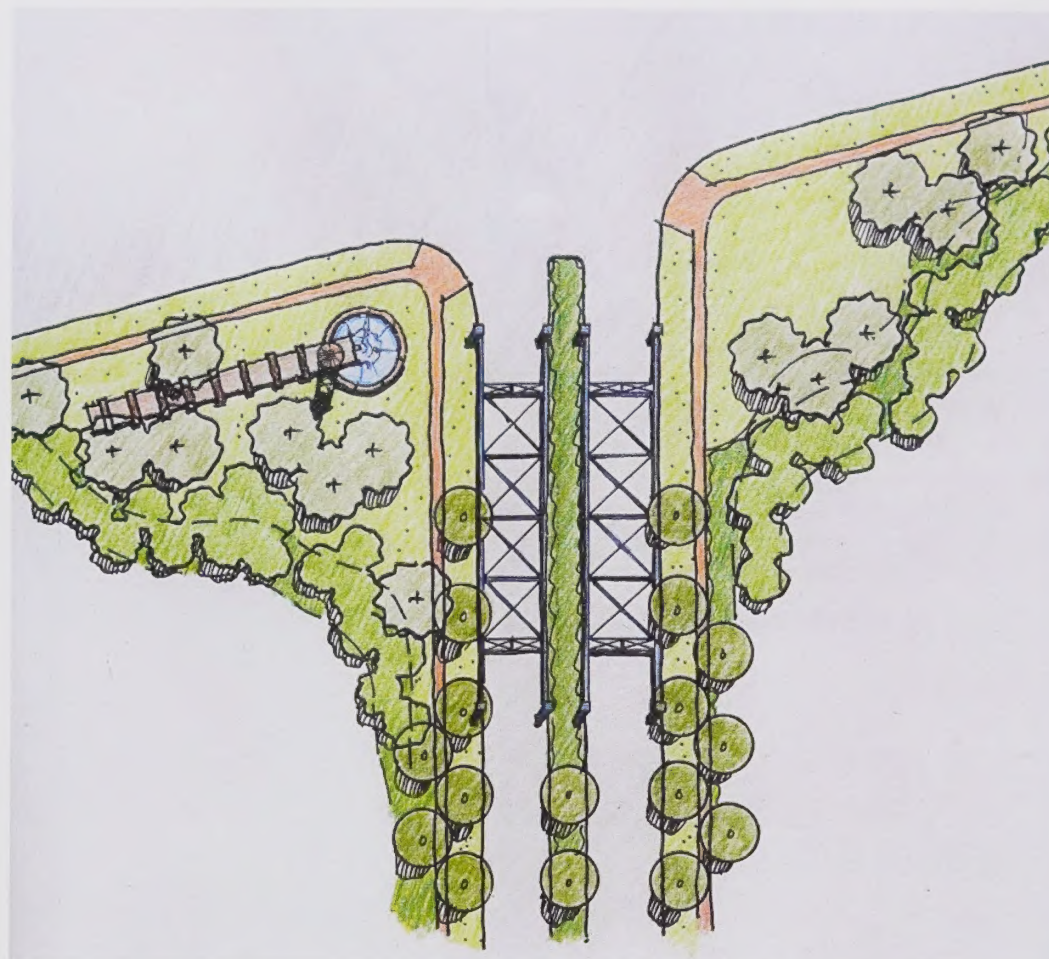


EXHIBIT 30

HERITAGE VALLEY PARKS

PRIMARY PROJECT ENTRY (MOUNTAIN VIEW PLAN AND SECTION VIEW)

Specific Plan
October 22, 2002

5-14

5.2.4 TRAFFIC CIRCLES

Located at the terminus of each theme boulevard, the traffic circle reinforces the traditional character of the Heritage Valley Parks circulation system. These traffic circles create a focal element/landmark consisting of traditionally designed landscape spaces.

Traffic circles may include a gazebo structure, landmark tower, fountain, or specimen tree to create not only a landmark but also to function as a gathering place for residents. The ground plane may suggest the layout of a formal garden with layers of clipped hedges, flowering shrubs, roses, and green lawn. The outside edge of the traffic circle may be turf block or enhanced paving to allow for the movement of emergency vehicles. The perimeter parkways will feature curb-separated sidewalks, seating, and a double row of canopy trees as an extension of the theme boulevard landscape concept. To add variety and an element of story-telling in the community, the design of each traffic circle may be distinctly different to reflect Fillmore's historic and cultural heritage.

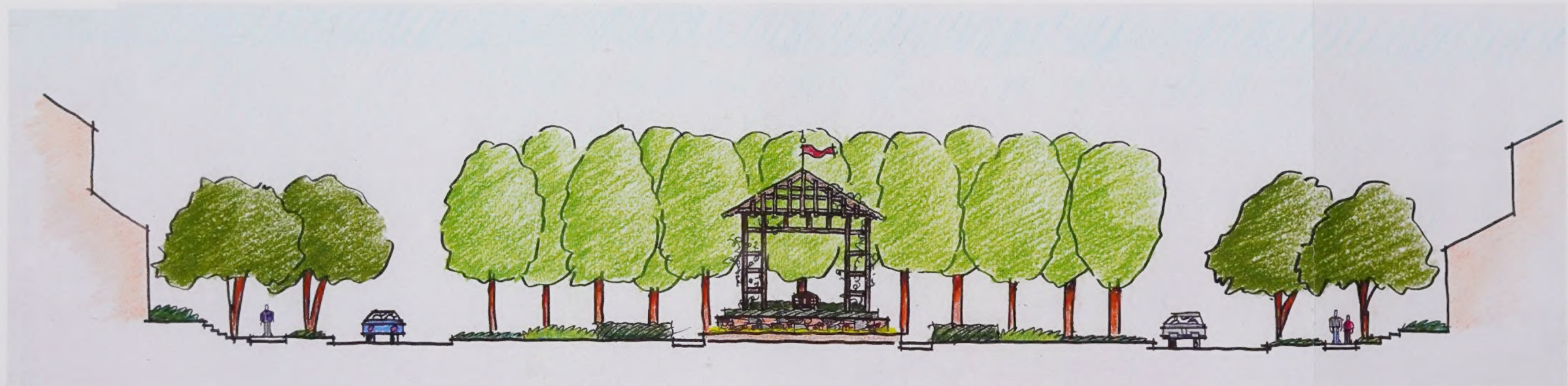
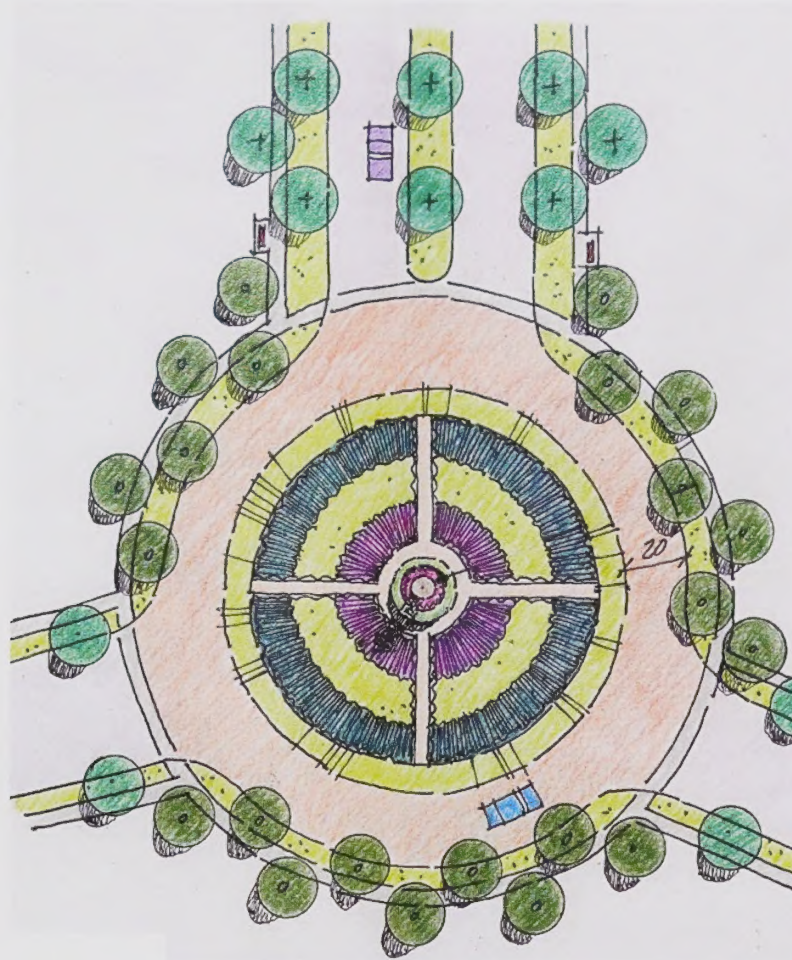
Traffic circles are illustrated in Exhibits 31 through 34.

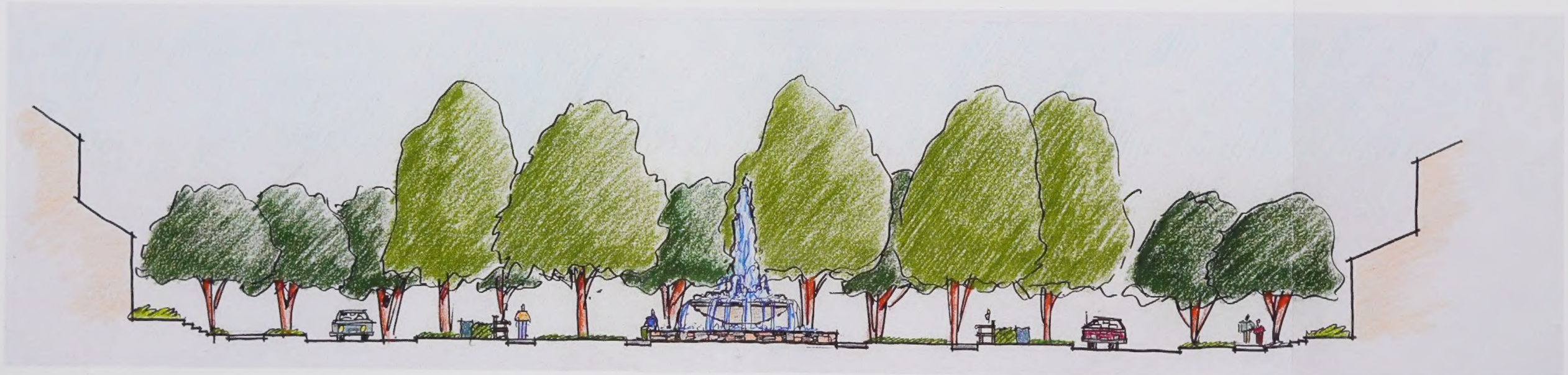
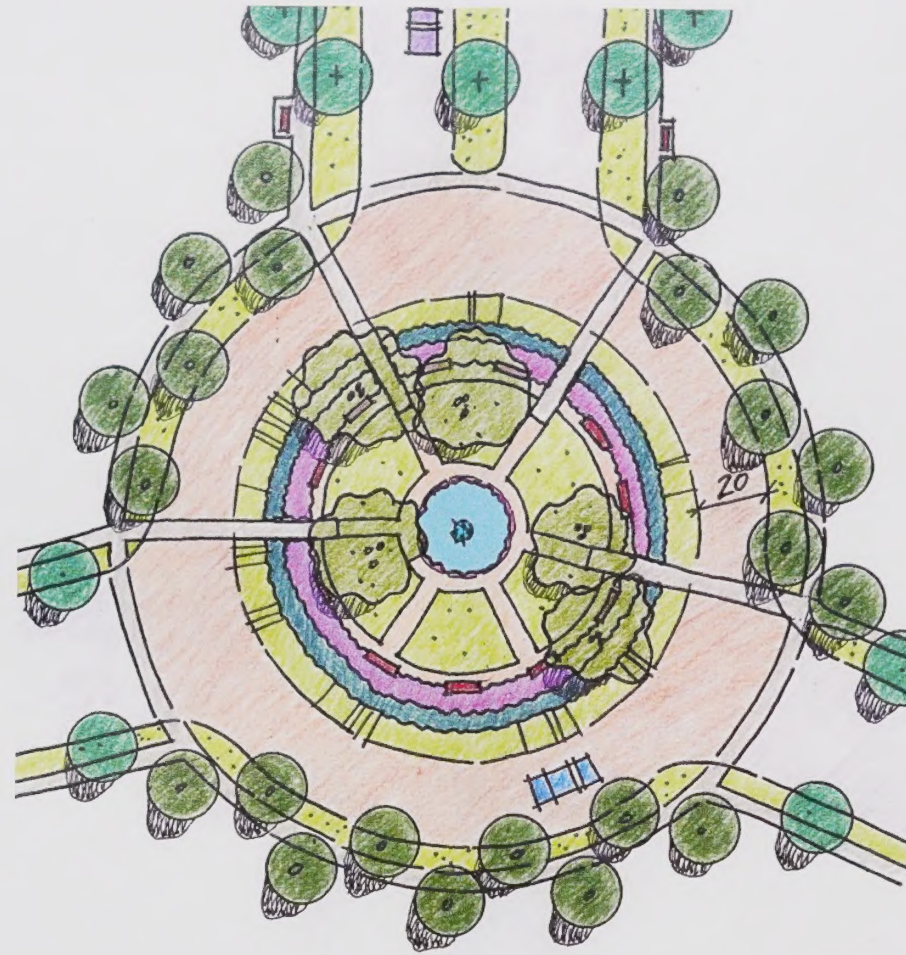
**HERITAGE VALLEY PARKS**

Specific Plan
October 22, 2002

*EXHIBIT 31***TRAFFIC CIRCLE CONCEPT PERSPECTIVE**

5-16

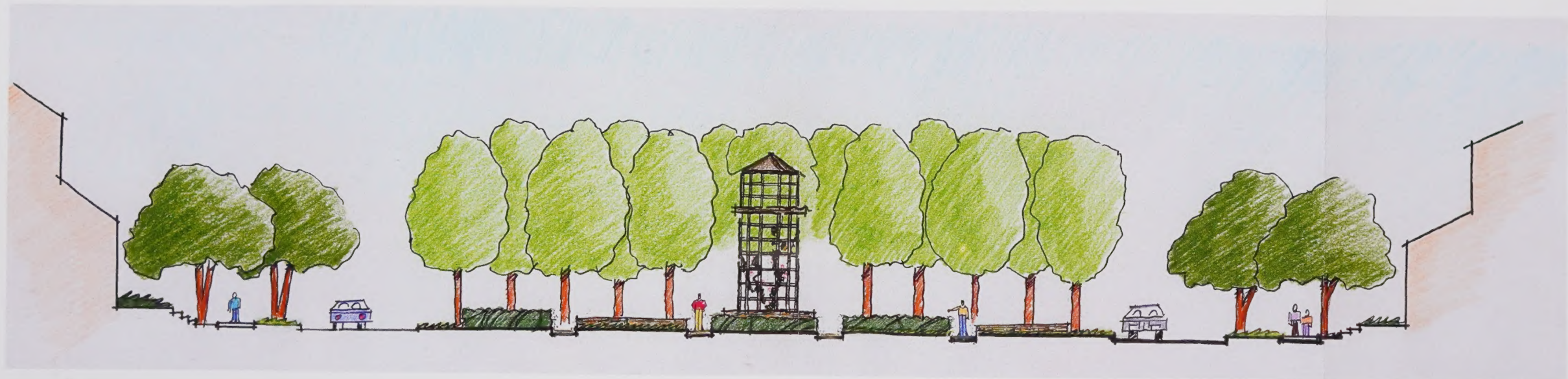
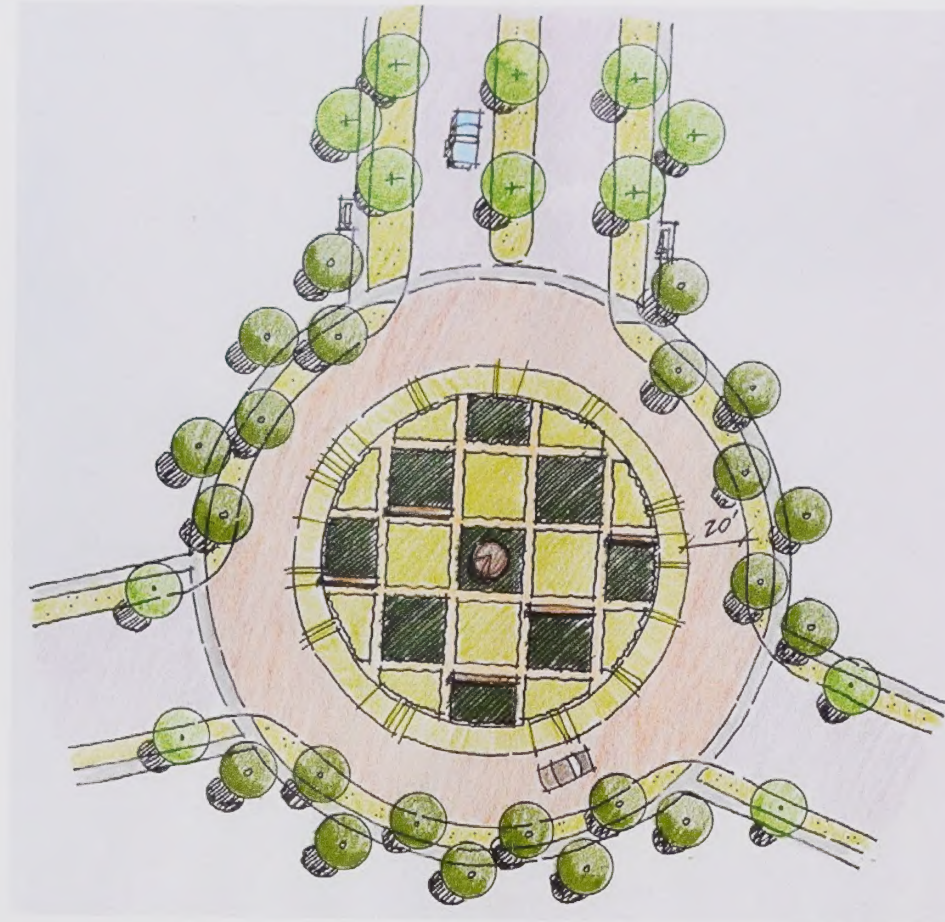


**HERITAGE VALLEY PARKS**

Specific Plan
October 22, 2002

*EXHIBIT 33***TRAFFIC CIRCLE CONCEPT 2**

5-18



5.2.5 TRAILS

Pole Creek Trail

- Serves as a link north to the existing Ventura County Heritage Valley Regional Trail.
- Serves as a link south to Heritage Valley Parkway.
- Provides a direct link to El Dorado Mobile Home Estates through the use of a thematic pedestrian bridge.
- The trail will be enhanced with landscape planting, seating areas, gazebo shade structure and Pole Creek.

The design concepts for the trail system proposed for Heritage Valley Parks are illustrated in Exhibits 35 and 36.

5.2.6 EDGE TREATMENTS

Adjacent to El Dorado Mobile Home Estates

A secondary access street will be developed for El Dorado Mobile Home Estates and will be gated for private access for residents only as illustrated on Exhibit 37. Landscaping material will be utilized between the El Dorado Mobile Home Estates and new residential units to provide a visual separation between uses.

5.2.7 WALL MASTER AND FENCE PLAN

Consistent with the traditional development concept, the use of project perimeter walls is discouraged in favor of a more open neighborhood feel. However, in limited instances, walls are required for sound attenuation and/or privacy for individual residences. In such cases, walls should be masonry, landscaped, and covered with vines to soften the appearance and deter graffiti.

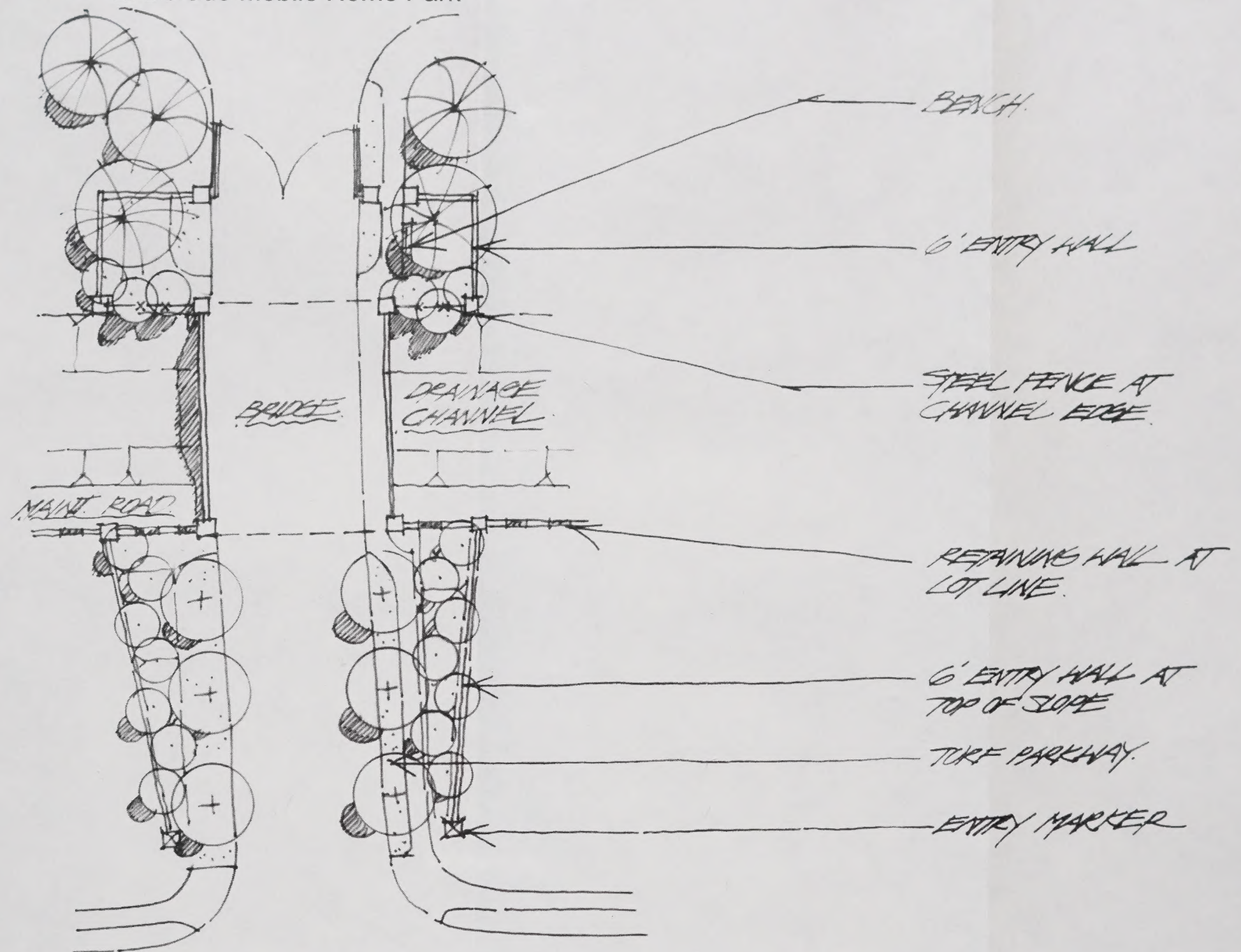
On the theme boulevards, privacy fences constructed of durable materials with a wood like appearance, such as but not limited to vinyl as illustrated in Exhibit 39 are only permitted to enclose the rear yard located directly behind the house. The side yard adjacent to the house must be visible from the theme boulevard.

The wall and fence master plan for Heritage Valley Parks is illustrated in Exhibit 38. Typical wall and fence details are illustrated in Exhibit 39.





El Dorado Mobile Home Park



FINAL LOCATION OF ENTRY
TO BE DETERMINED PRIOR TO
COMPLETION OF PHASE I B



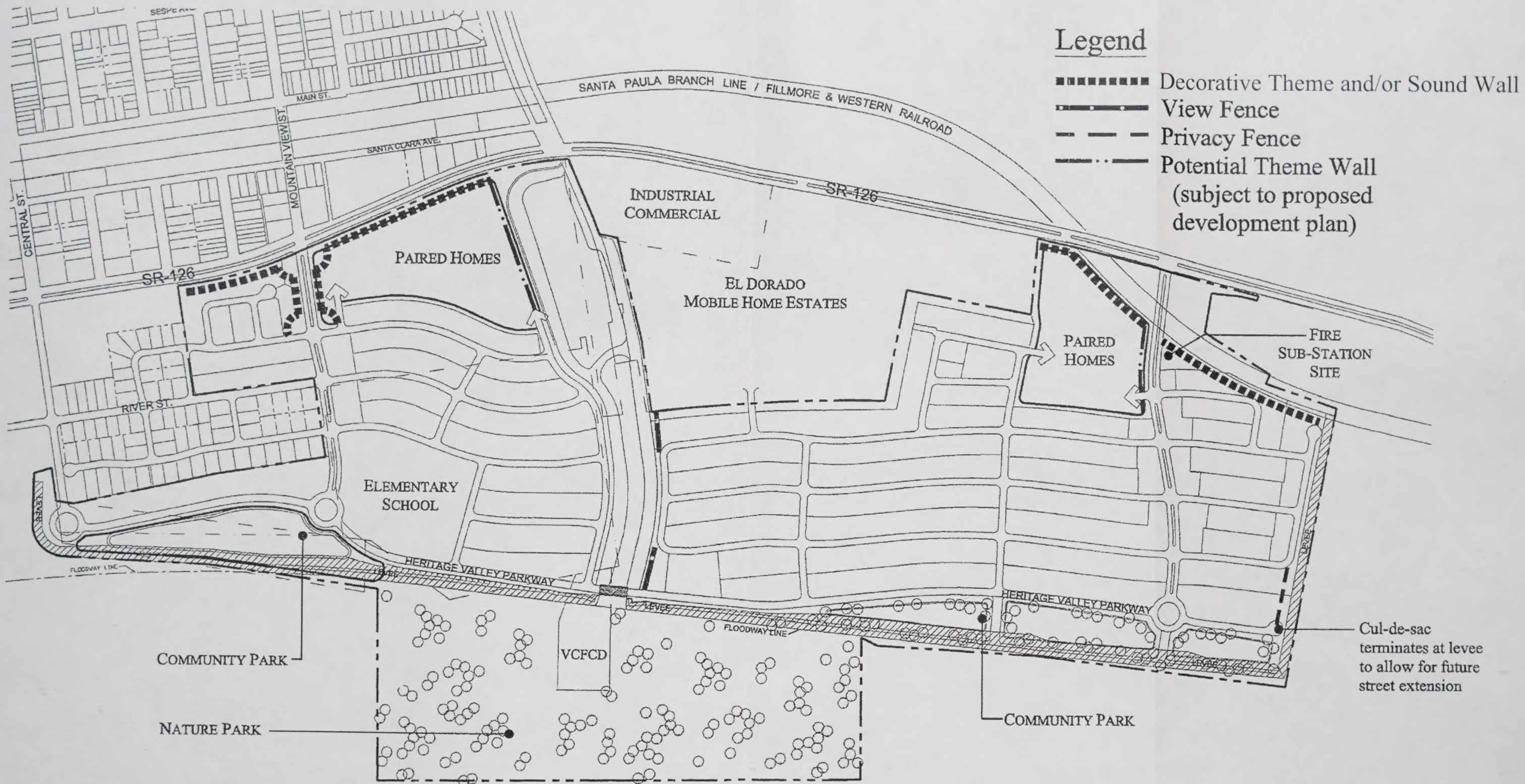


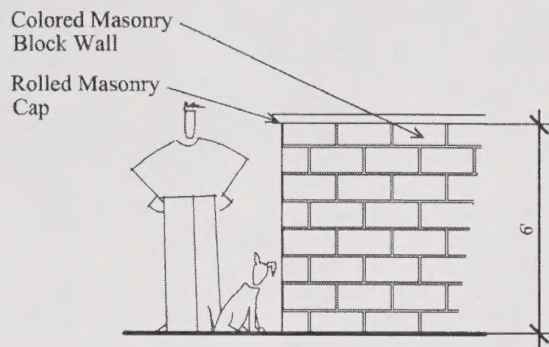
EXHIBIT 38

HERITAGE VALLEY PARKS

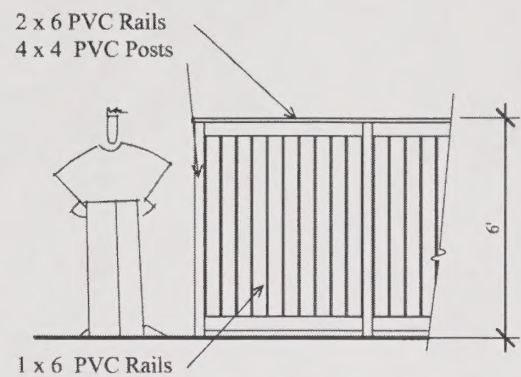
WALL AND FENCE MASTER PLAN

Specific Plan
October 22, 2002

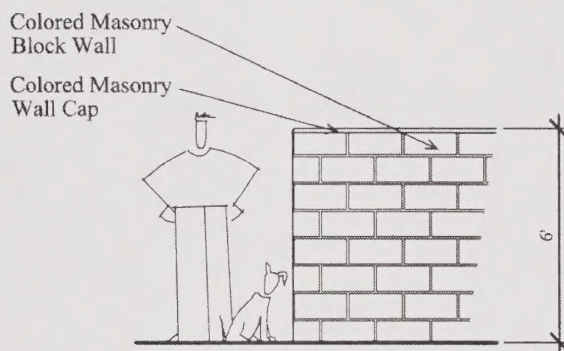
5-24



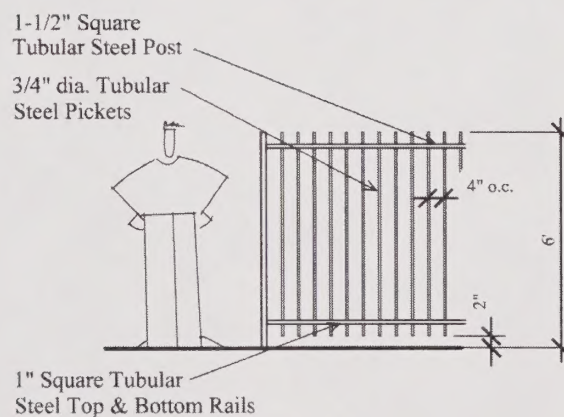
Community Wall



PVC Privacy Fence



Masonry Wall



View Fence

NOTES:

- Colored masonry walls may include slump stone and split face.
- Architectural enhancements, including pilasters shall be used where appropriate to break up monotonous lengths of walls or fences.
- Vinyl fences shall be of varied design with architectural enhancements

EXHIBIT 39



5.3 RESIDENTIAL DESIGN CRITERIA

In order to reinforce the traditional development theme of Heritage Valley Parks, the following characteristics form the overall goals of the site plan concept:

- Emphasis of the street as the principle design element.
- De-emphasizing the visual impact of the garage.
- Giving attention to composition of building mass.
- Incorporating single story elements into two story buildings.
- Varying setbacks at porches, living, and garage areas.
- Variety of architectural styles, including but not limited to Craftsman, Traditional, Italian, English Tudor, Country European, American Farmhouse, and Monterey.

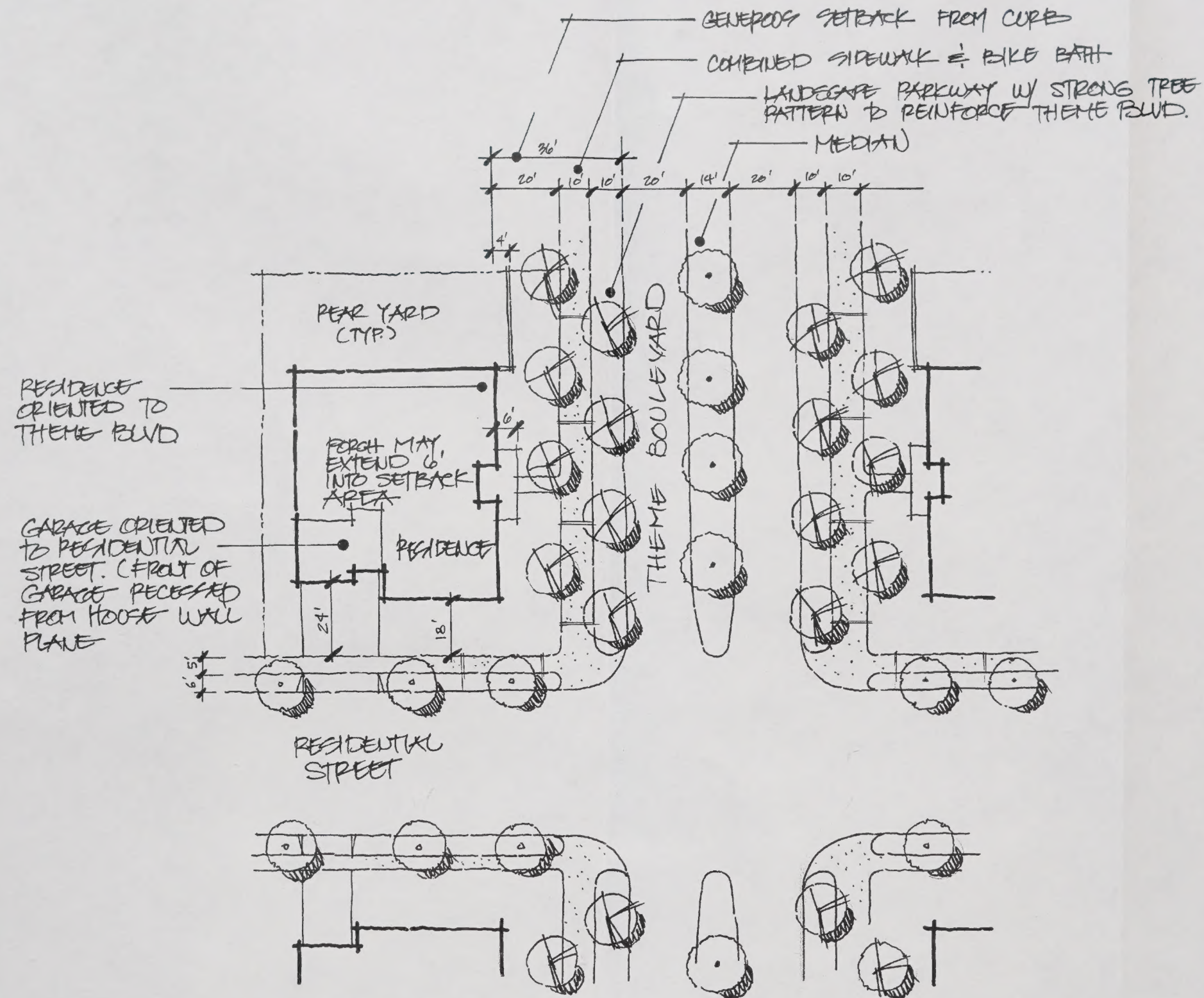
5.3.1 SITE PLANNING

Streets

Neighborhood site planning should reflect traditional planning concepts relating back to the historical development patterns of Fillmore reflecting the ambiance found within the Fillmore neighborhood located between Central Avenue, Mountain View Street, Main Street, and 4th Street including a grid street pattern, pedestrian friendly streets with sidewalks, landscaped parkways, and canopy trees. The street layout within residential neighborhoods should provide view corridors to open space and other special features and landmarks, where feasible. In addition, physical access to these features should be provided where feasible. The use of parkways is required in the design of neighborhood streetscapes.

The theme boulevards should be perceived as pleasant neighborhood spaces in which the architectural character of the neighborhoods contributes positively to the overall street scene. Therefore, the extensive use of perimeter walls is discouraged along these streets. The desired neighborhood character along these streets can be achieved through the use of appropriate plotting concepts and setbacks.

Exhibit 40 illustrates the plotting of a standard residential dwelling adjacent to a theme boulevard. Since the floor plan and side elevations facing the theme boulevard are designed to resemble front elevations, the long façade of the dwelling unit provides a traditional neighborhood streetscene along the street. This traditional neighborhood character is further enhanced by a minimum building setback of 36 feet from back of curb which provides a front yard area. Side yard walls should be limited to those enclosing private outdoor living spaces of individual dwellings as illustrated in Exhibit 40.



Setbacks

Porches, bays, and balconies should be allowed to project 6 feet into the front setbacks to contribute to a street's human scale and activity.

Reduced setbacks also create safer and more active streets. Residents can more easily watch over the street and know their neighbors.

Plotting

Residential dwelling units should be sited in a north/south direction for solar orientation, where feasible, and to maximize view opportunities of the Santa Clara River Valley, parks, or other special features, where feasible.

No more than two dwelling units with the same floor plan shall be plotted adjacent to one another, and the floor plans shall be reversed with different elevation options to avoid a repetitious street scene.

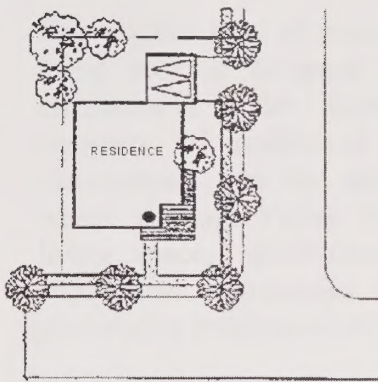
Residences on local interior streets should be plotted close to the street in keeping with neo-traditional design to create the street as a space.

Garages

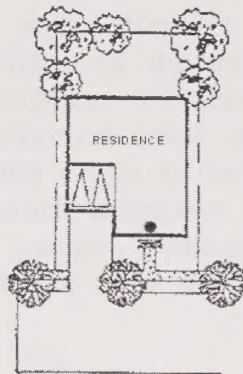
Residential garages should be positioned to de-emphasize their visual impact on the street. This will allow the active, visually interesting features of the house, to dominate the streetscape. Garages may be sited in several ways:

- Pushed back garages.
- Garages in the rear of the lot.
- Side entry garages on corner lots.
- Split garages.
- Offset garages.
- Turn in garages.

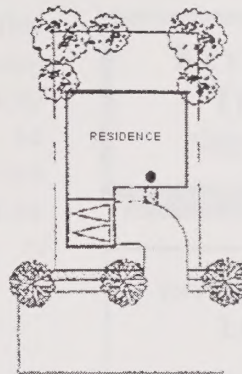
Where garages are adjacent to one another along interior lot lines, a 3-foot difference in setbacks should be provided. Garages that are setback farther from the street than adjoining living areas are encouraged. Garages should be recessed a minimum 12 inches from adjacent wall planes to provide shadow pattern. Exhibit 41 illustrates various garage plotting techniques.



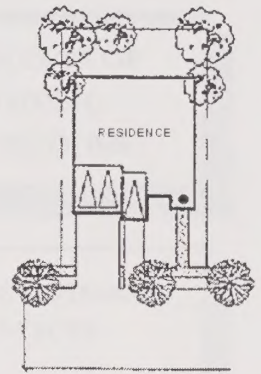
"SIDE ENTRY AT CORNER"



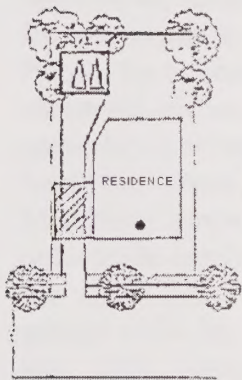
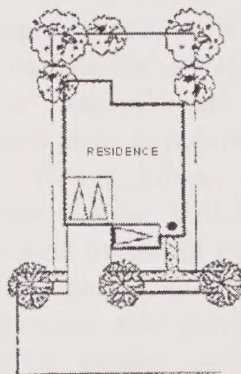
"PUSH BACK GARAGE"



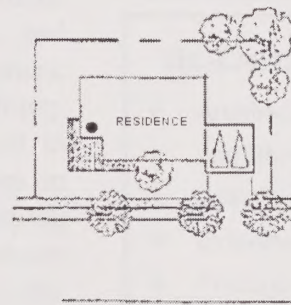
"TURN-IN GARAGE"



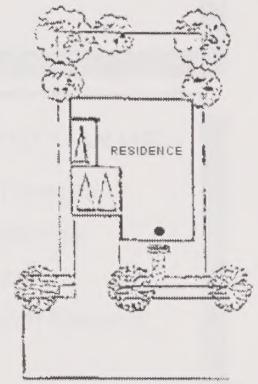
"OFF-SET GARAGE"

"PUSH BACK GARAGE
WITH PORTE COCHERE
OR ARCHWAY"

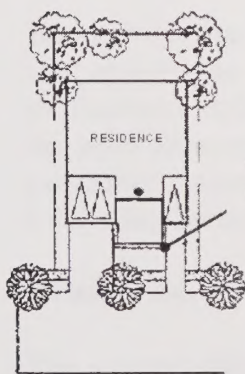
"SPLIT GARAGE"



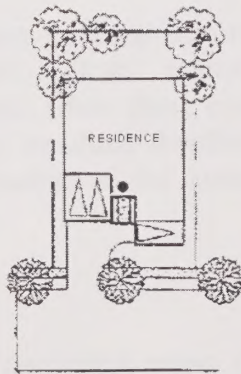
"SHALLOW-LONG LOT"



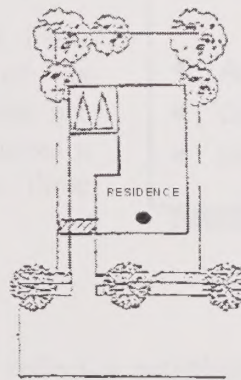
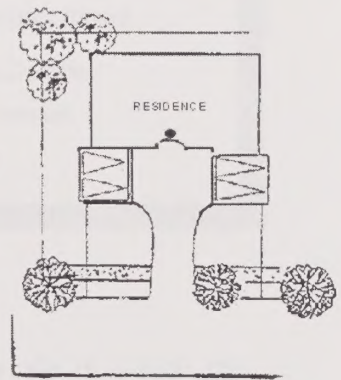
"PUSHED BACK GARAGE"



"SPLIT GARAGE"

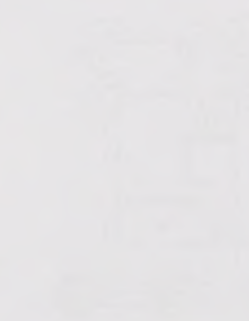
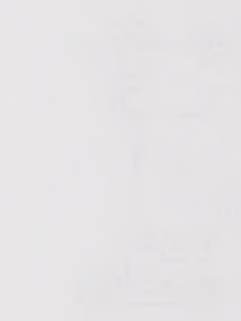
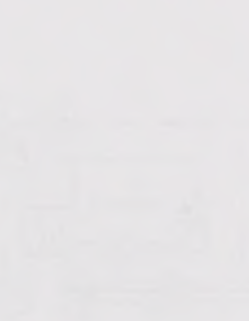
Porch or
Courtyard

"SPLIT GARAGE"

"PUSHED BACK GARAGE
WITH PORTE COCHERE
OR ARCHWAY"

"4 CAR TURN-IN"

EXHIBIT 41



5.3.2 ARCHITECTURAL CRITERIA

The architecture of residences within Heritage Valley Parks will be designed to complement the traditional architectural styles found throughout Fillmore. Key elements of traditional neighborhoods that will be incorporated into the architectural design of residences within Heritage Valley Parks include interactive outdoor living spaces, de-emphasis of garages, authenticity of architecture. Conceptual examples of these elements are provided in Exhibits 42-47.

Moreover, a variety of architectural styles including but not limited to Craftsman, Traditional, Italian, English Tudor, Country European, American Farmhouse, and Monterey, focusing on human scale details will enhance the pedestrian friendly character of the neighborhoods of Heritage Valley Parks. Such elements may include the use of front porches, enhanced entries, a mix of materials and textures, and authentic detailing on features such as columns, balconies, windows, doors, shutters, flower boxes, and lighting. Moreover, innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the street scene. Such techniques may include varying garage setbacks, turn in garages, side garages on corner lots, split garages, or other similar devices that de-emphasize the view of garage doors from the street. Together, such design features enliven the street scene and promote the friendly interaction of neighbors.

The architecture of a house is comprised of three basic components as described below, regardless of its architectural style. Together, when these components are designed appropriately, the resulting dwelling achieves a pedestrian friendly relationship to the street. The three basic components include:

Building Form

The general character of residential areas should reflect a neighborhood scale in which the building massing does not overwhelm the street scene. An important key technique in creating a sense of variety within a street scene is to vary the heights and profiles with single story

KEY ELEMENTS OF TRADITIONAL NEIGHBORHOODS

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- Outdoor Living Rooms
- 2nd Floor Outdoor Rooms
- Porches

DE-EMPHASIS OF GARAGE

- Architecture Forward
- 2nd Story Balconies
- Split Garages
- Extended Porch Element
- Trellage

AUTHENTICITY OF ARCHITECTURE

- Authentic Details
- Color Schemes
- Materials

INTERACTIVE OUTDOOR LIVING SPACES

- **COURTYARDS**
- Outdoor Living Rooms
- 2nd Floor Outdoor Rooms
- Porches



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 42

HERITAGE VALLEY PARKS

COURTYARDS

Draft Specific Plan
October 2, 2002

5-31

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- **OUTDOOR LIVING ROOMS**
- 2nd Floor Outdoor Rooms
- Porches



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 43

HERITAGE VALLEY PARKS

OUTDOOR LIVING ROOMS

Specific Plan
October 22, 2002

5-32

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- Outdoor Living Rooms
- **2ND FLOOR OUTDOOR ROOMS**
- Porches



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 44

HERITAGE VALLEY PARKS

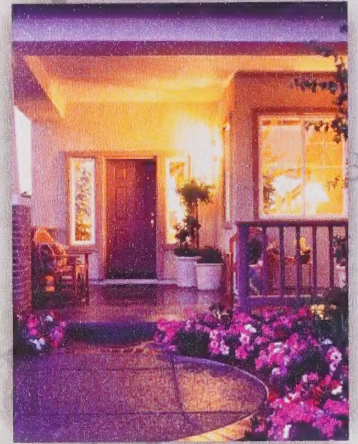
2ND STORY OUTDOOR ROOMS

Specific Plan
October 22, 2002

5-33

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- Outdoor Living Rooms
- 2nd Floor Outdoor Rooms
- **PORCHES**



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 45

HERITAGE VALLEY PARKS

PORCHES & ENTRIES

Specific Plan
October 22, 2002

5-34

DE-EMPHASIS OF GARAGE

- Architecture Forward
- 2nd Story Balconies
- Split Garages
- Extended Porch Elements
- Trellage



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 46

HERITAGE VALLEY PARKS

DE-EMPHASIS OF GARAGE

Specific Plan
October 22, 2002

5-35

AUTHENTICITY OF ARCHITECTURE

- Authentic Details
- Color Schemes
- Materials

TRADITIONAL



ITALIAN



CRAFTSMAN



TRADITIONAL



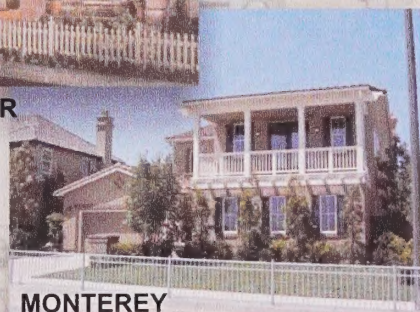
COUNTRY EUROPEAN



ENGLISH TUDOR



MONTEREY



AMERICAN FARMHOUSE



AMERICAN FARMHOUSE



CRAFTSMAN



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 47

elements. Whether it be by utilizing a porch or living area, the single story element introduces the transition necessary for undulation and variation in the front elevation. Building wall planes, particularly in the front elevation, should be staggered to create a varied street scene, to provide a desirable human scale, and to avoid visual monotony.

Dwelling units in which the rear and side elevations, as well as the roof, are visible from public spaces should provide the same level of articulation and detail as the front elevation.

Roofs

As illustrated in Exhibit 47, roof design should address the following guidelines:

An articulated roofscape should be created through the use of a variety of roof forms, such as hip, gable, cross-gable and clipped gable conditions.

Repetitious gable ends along front and rear elevations should be minimized.

A variety of roof materials should be used including barrel tile, flat, concrete tile, and concrete shakes. The color of the roofs should provide a range of deep tones. The color and type of roof material should be varied throughout residential neighborhoods.

Roof pitch should be consistent with architectural style.

Detail Elements

As illustrated in Exhibit 45, the following guidelines apply to the design and location of porches, balconies, and railings:

- *Porches, Balconies, and Railings*

Front porches are the semi-private spaces that create opportunities for social interaction within a neighborhood and bring eyes onto the street, rather than isolating neighborhoods behind garage doors.

Front porches should be designed where feasible, as an integral part of the front elevation to provide visual interest and activity along the street scene, as well as to promote friendly interaction with neighbors by providing outdoor living spaces oriented to the front of the dwelling unit.

Porches and balconies function as an extension of interior spaces, providing shaded outdoor living spaces.

Porches and balconies should be designed as an integral component of the building's architecture and style and shall not appear as a poorly conceived add-on element. Porches should be covered with a roof support by posts.

- *Entries*

As illustrated in Exhibit 42, the following design guidelines apply to entries:

The entry of residential dwelling units shall be articulated as a focal point of the building's front elevations through the appropriate use of roof elements, columns, porticos, recesses or projections, windows or other architectural features.

Primary entries should be accessed directly from a public street and should be visible from the street. Entries should be sheltered in order to create a welcoming appearance, promote individuality, and increase privacy.

- *Windows and Doors*

As illustrated in Exhibit 47, the following design guidelines apply to windows and doors:

The style of windows should be compatible with the architectural style of the building. The use of many different styles of windows on one building plane shall be avoided. The size and proportion of panes shall correspond to the overall proportioning of the elevation. Bay and dormer windows are encouraged in front elevations to enhance the traditional architectural character envisioned.

Mirrored or reflective glass is not allowed.

Accent windows having different or articulated shapes (e.g. rounded or diamond) or with a finer texture (e.g. many small panes) as an accent element to create interest on building elevations will be encouraged.

- *Columns*

As illustrated in Exhibits 45 and 46, the following design guidelines apply to columns:

Columns used as a structural or aesthetic design element should convey a solid and durable image, and should be consistent with the building's architecture and style.

Columns may be used as a free-standing form, or as support for roofs and balconies.

The design team should be responsible for the design of the building's structure and services, and for the design of the building's external appearance. The design team should be responsible for the design of the building's internal appearance, including the design of the building's furniture and fittings.

2. Design team

The design team is defined as the following: the design team is the design team.

The design team should be responsible for the design of the building's structure and services, and for the design of the building's external appearance. The design team should be responsible for the design of the building's internal appearance, including the design of the building's furniture and fittings.

The design team should be responsible for the design of the building's structure and services, and for the design of the building's external appearance. The design team should be responsible for the design of the building's internal appearance, including the design of the building's furniture and fittings.

3. Design team

The design team is defined as the following: the design team is the design team.

The design team should be responsible for the design of the building's structure and services, and for the design of the building's external appearance. The design team should be responsible for the design of the building's internal appearance, including the design of the building's furniture and fittings.

4. Design team

The design team should be responsible for the design of the building's structure and services, and for the design of the building's external appearance. The design team should be responsible for the design of the building's internal appearance, including the design of the building's furniture and fittings.

5. Design team

The design team is defined as the following: the design team is the design team.

The design team should be responsible for the design of the building's structure and services, and for the design of the building's external appearance. The design team should be responsible for the design of the building's internal appearance, including the design of the building's furniture and fittings.

The design team should be responsible for the design of the building's structure and services, and for the design of the building's external appearance. The design team should be responsible for the design of the building's internal appearance, including the design of the building's furniture and fittings.

- *Archways*

As illustrated in Exhibits 42-44 the following design guidelines apply to archways:

The use of archways must be compatible with the architectural style of the building, and shall be designed as an integral part of the building.

When used, archways shall define or frame space, such as entries, porticos, patios and courtyards.

- *Chimneys*

As illustrated in Exhibits 43 and 46, the following design guidelines apply to chimneys:

Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.

The design of chimneys should be compatible with the architectural style of the building. Exposed metal flues are not permitted.

- *Garage Doors*

As illustrated in Exhibits 46 and 47 the following design guidelines apply to garage doors:

All garage doors should be compatible with the architectural style of the building.

Garage doors should be recessed from adjacent walls to create a strong shadow that effectively minimizes the impact of large, flat surfaces.

Where three-car garages are proposed, at least one garage entrance should be offset or detached from the remaining two entrances. Swing-in, three-car garages should have the third-car garage door offset a minimum of 2 feet from the 2-car garage.

- *Walls and Fences*

Walls and fences which are visible from streets, open space, or other public areas shall be compatible in material, color, and design with the adjacent architectural elements.

- *Building Details*

All mechanical equipment shall be ground mounted and screened from view by walls and fences compatible with the building architecture, or by plant material adequate in size to provide proper screening.

All utility meters shall be screened from view.

ARTICLE 1

The Board of Directors shall have the authority to manage the affairs of the Corporation and to exercise all the powers and authority vested in it by the Charter and the Bylaws of the Corporation. The Board of Directors shall also have the authority to delegate such powers and authority to any committee or subcommittee of the Board of Directors or to any officer or employee of the Corporation.

ARTICLE 2

The Board of Directors shall have the authority to determine the general policy of the Corporation and to exercise all the powers and authority vested in it by the Charter and the Bylaws of the Corporation. The Board of Directors shall also have the authority to delegate such powers and authority to any committee or subcommittee of the Board of Directors or to any officer or employee of the Corporation.

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ARTICLE 5

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All other matters shall be determined by the Board of Directors.

All flashing, sheet metal, and vents must be painted or screened from view in a manner which is compatible with the building architecture.

- *Materials*

In order to achieve the variety of architectural expression envisioned for Heritage Valley Parks, no single building material or color should predominate. Rather a variety of materials and color should be used to create a rich tapestry of design elements.

Only high quality materials should be used on homes for ease of maintenance and repair, good long-term appearance, and for a marketing advantage.

Building materials should be compatible with the architectural style. Permitted building materials include:

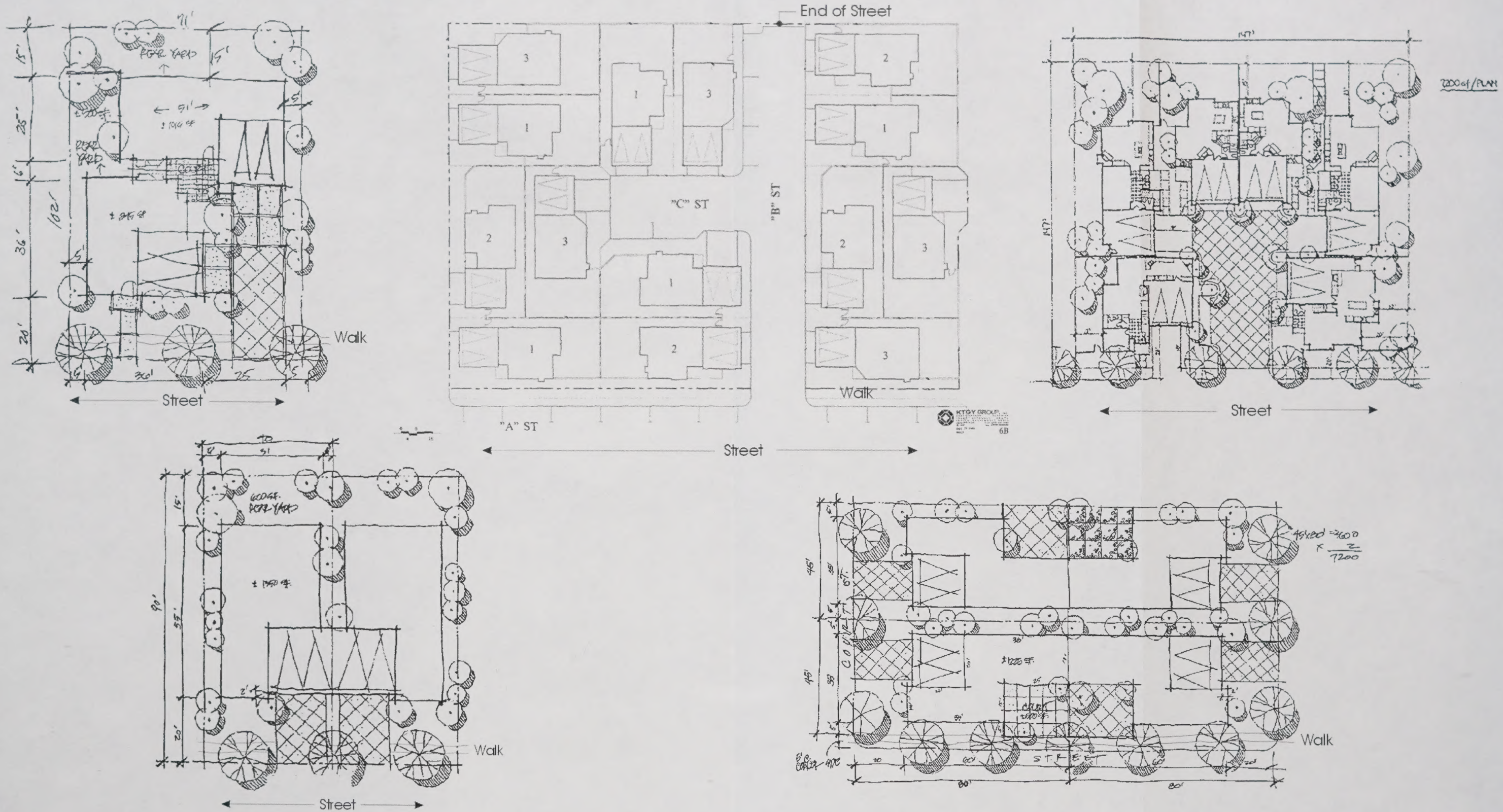
- Stucco.
- Brick.
- Stone.
- Wood-like siding/ shingle.

- *Colors*

A range of muted color tones, which can include muted blues, greens, yellows, and pinks as well as earth-tones, shall be used throughout the neighborhoods within Heritage Valley Parks. The extensive use of bright, florescent, or vibrant colors is discouraged in residential neighborhoods. Contrasting colors should be used for doors, windows, architectural trim, and elements such as shutters, awnings and exposed beams and rafters. All building colors should be compatible with the architectural style.

5.3.3 PAIRED HOME CONCEPTS

Paired home concepts include single family housing types including but not limited to attached townhomes, duplex homes, detached condominium homes, and attached condominium homes. Paired homes are planned to address a variety of lifestyle needs such as the empty nester and singles who desire a smaller yet stylish home requiring less maintenance than conventional single family housing. While the exact design concepts for paired home development have not yet been established for Heritage Valley Parks, potential design solutions for paired homes are illustrated in Exhibit 48.





5.4 LANDSCAPE DESIGN

Landscape Concept

The landscape will play a significant role in the creation of a traditional neighborhood at Heritage Valley Parks. The goal of the Landscape Design Criteria is to reinforce the traditional design, reflect the history and character of downtown Fillmore and respond to the unique natural features of the site.

Plant species, color, texture and size and the use of authentic hardscape materials will unify the neighborhoods with historic Fillmore and blend with the surrounding natural and manmade landscape. A street tree palette, included as Exhibit 49, illustrates the concept for street tree planting envisioned for Heritage Valley Parks. Street trees will also be selected from the trees recommended in the “City of Fillmore Species Palette by West Coast Arborist” as included in Appendix 1.

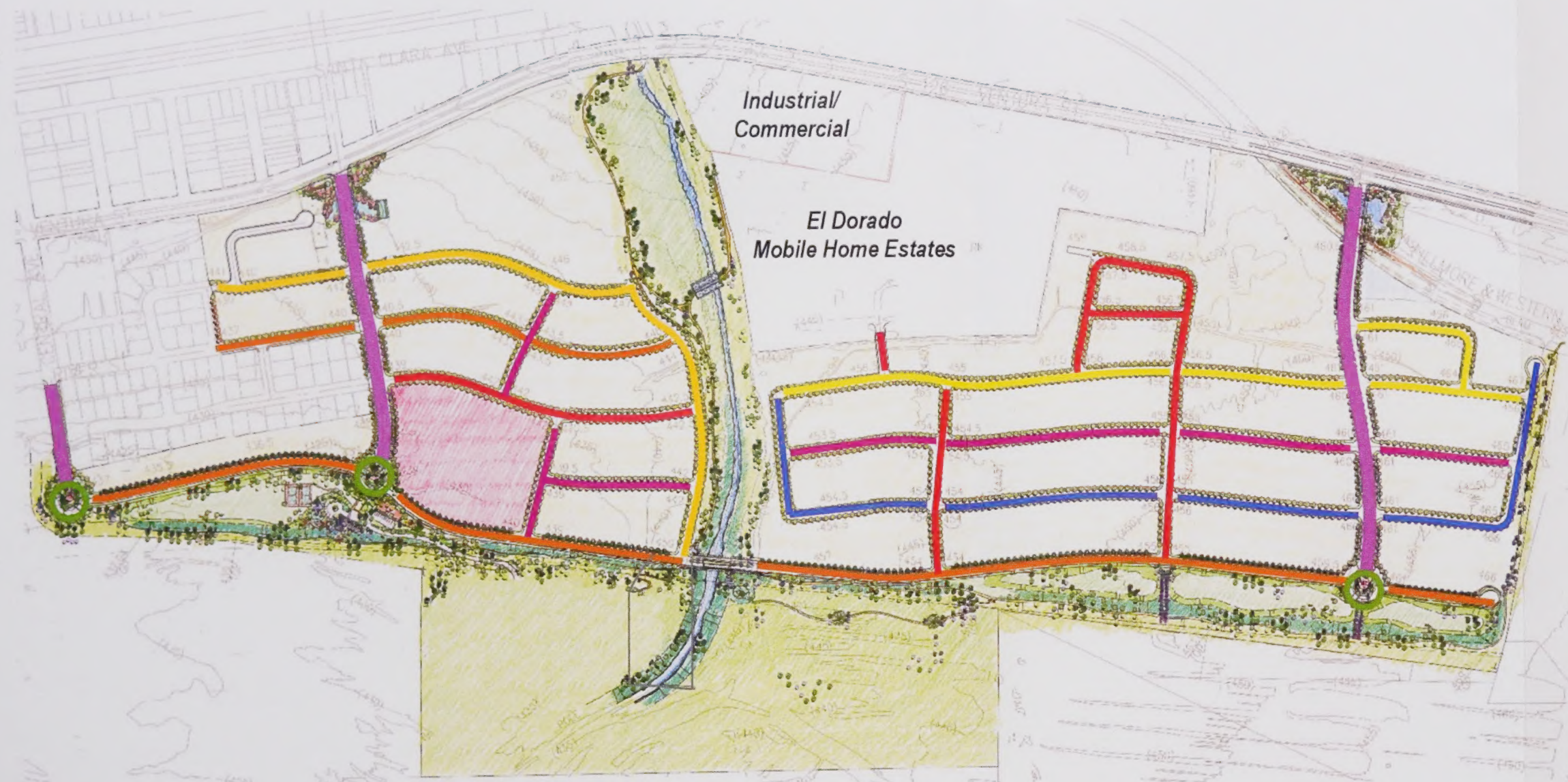
Softscape Design Criteria

The use of plant material at the neighborhood level and within individual homeowners yards will define the garden quality and traditional character of Heritage Valley Parks creating an environment of front porches framed with roses and clipped hedges, streets lined with trees ablaze with fall color, picket fences, and low walls framing front gardens and courtyards softened with flowering vines and annual color. In both private and public spaces plant material should be selected with an understanding of massing, scale, view opportunities, and need to soften edges of developed areas. This can be accomplished using the following criteria:

- a. Plant material that complements the scale of the architecture.
- b. Plant material that reinforces the seasonal change of the Santa Clara River Valley and surrounding neighborhoods with a combination of deciduous and evergreen plants.
- c. Plant material that is considerate of water use and long term maintenance needs.
- d. Combined plant material of different colors and textures to create visual interest.
- e. Layered plant material to create garden rooms, to soften architectural forms and to allow views to perimeter open space.
- f. Placement of formal plant and tree groupings within residential neighborhoods, against architectural elements, and along neighborhood streets. Tree sizes should be consistent in these spaces.
- g. A combination of formal and informal plant and tree groupings along natural open space and nature trails. In informal areas tree sizes should vary.
- h. Consideration of view opportunities from the residential neighborhoods to surrounding amenities with landscaping used to “frame” these views rather than leave view areas completely open.
- i. Buffering of undesirable perimeter edges by using evergreen trees and shrubs

rather than walls and fences.

- j. Clipped hedges forming the framework for gardens with roses, grasses, and flowering shrubs layered informally to create soft romantic spaces.
- k. Planting of perennials is encouraged in parks and landmark areas to create colorful, animated gardens. The combination and juxtaposition of clipped and loose plantings will create a unique garden experience.
- l. Vines should be used to soften arbors, architecture, garages and front porches. Vine pockets are encouraged in all courts and along streets to break up lines of garages.
- m. Street trees (minimum 24" box) should be placed at 30' to 40' on center with a minimum one tree per lot. Along Theme Boulevards street trees should be placed at two trees per lot with one in the parkway and one behind the sidewalk.
- n. Pedestrian connections and residential streets should offer canopy trees and flowering accent trees to provide shade and color.
- o. Specimen trees (minimum 48" box) should be used at entries, parks, at the end of long streets and in key planting medians to provide focal points. These trees will help to create the feeling of an older, well-established, neighborhood.



Master Plant Palette

Symbol	Botanical Name	Common Name
STREET TREE		
	<i>Quercus rubra</i>	Red Oak
	<i>Koelreuteria paniculata</i>	Golden Rain Tree
	<i>Lophostemon confertus</i>	Brisbane Box
	<i>Platanus a. 'Bloodgood'</i>	London Pine
	<i>Podocarpus gracilior</i>	Yew Pine
	<i>Rhus lancea</i>	African Sumac
	<i>Cinnamomum camphora</i>	Camphor Tree
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Ulmus parvifolia</i>	Evergreen Elm
TRAFFIC CIRCLE TREES		
	<i>Cedrus deodara</i>	Deodar Cedar
	<i>Celtis sinensis</i>	Chinese Hackberry
	<i>Cinnamomum camphora</i>	Camphor Tree
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Quercus rubra</i>	Red Oak
	<i>Quercus virginiana</i>	Southern Live Oak
FOCAL TREE		
	<i>Olea europaea</i>	Olive Tree
	<i>Platanus racemosa</i>	California Sycamore
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Schinus molle</i>	California Pepper
	<i>Zelkova serrata</i>	Sawleaf Zelkova
VERTICAL / ACCENT TREE		
	<i>Lophostemon confertus</i>	Brisbane Box
	<i>Pinus albicans</i>	Alphon Pine
	<i>Platanus a. 'Varwood'</i>	London Plane Tree
	<i>Populus nigra 'Italica'</i>	Lombardy Poplar
PARK / OPEN SPACE TREE		
	<i>Acer negundo</i>	Box Elder
	<i>Alnus rhombifolia</i>	White Alder
	<i>Colodendrum capense</i>	Cape Chestnut
	<i>Juglans hindii</i>	California Black Walnut
	<i>Pinus halepensis</i>	Aleppo Pine
	<i>Platanus racemosa</i>	California Sycamore
	<i>Populus fremontii</i>	Freemont Cottonwood
	<i>Populus nigra 'Italica'</i>	Lombardy Poplar
	<i>Quercus agrifolia</i>	Coastal Live Oak
	<i>Schinus molle</i>	California Pepper

Hardscape Design Criteria

Hardscape elements will reinforce the traditional neighborhood framework for Heritage Valley Parks. Walls, walks, and landscape structures will relate to the character of the architecture, establish scale, and create a way-finding system among neighborhoods. Within the residential neighborhoods concrete, brick and stone walkways, arbors, picket fences, and garden walls, will define the traditional character for Heritage Valley Parks. Within the themed boulevards, theme entries and neighborhood parks, the hardscape elements will have a greater scale and will elevate the pedestrian and vehicular experience.

In both private and public spaces hardscape materials should be selected with an understanding of massing, scale, programmed use. This can be accomplished using the following hardscape design criteria:

- *Paving*

The use of authentic paving and hardscape materials is encouraged. Materials may include natural color concrete with medium water-wash finish, retardant finish or seeded aggregate finish, colored concrete, brick, stone, decomposed granite, and concrete pavers.

The use of enhanced paving in auto courts, entries, and traffic circles is encouraged.

Leaf imprints or builder stamps in sidewalks and trails are encouraged.

- *Walls & Fences*

Walls, fences, and gates should relate to the style and scale of the architecture.

Walls may be brick, stone, or block preferably with painted stucco finish.

Fences can be vinyl or other durable fencing materials.

Side and rear fencing should be 6 feet high and be made of durable materials. View fencing not to exceed 6 feet in height may be allowed along the creek, and trail edges.

- *Special Features*

Decorative arbors, trellis structures and gates, are encouraged especially in front yards, along courtyards.

The placement of arbors and gates along the streets leading to the public sidewalk is encouraged to enhance the pedestrian experience and animate the streetscene.

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The use of garden ornaments as focal elements in parks, pedestrian connections and common courtyards, traffic circles, and public facilities is encouraged. The scale of the ornament should relate to the space.

Fountains may be located at the main entries, along the theme boulevards, in public park facilities, public building courtyards, and street entries. Fountains should reflect the character and scale of the neighborhood.

The placement of benches is encouraged at all parks, pedestrian connections, and open space areas. Bench styles shall be the same standard as Downtown Fillmore.

- *Mailbox Kiosks*

Mailboxes should reflect the character of the architectural theme of each neighborhood. Wood trellis structures with brick or stone bases are encouraged. The local postal service shall review mailbox locations and final designs.

- *Streetlights*

Streetlights should be the Nostalgia standard 16 foot pole in accordance with the City street standard.

Light locations should minimize glare into windows and natural areas.

Streetlights and utilities should be designed and placed with attention to the location of proposed street trees to accommodate as many trees as possible and maintain regular on center spacing. This is particularly critical in pedestrian connections, garage-loaded streets and theme boulevards.

- *Secondary Lighting*

Low-level landscape lighting is encouraged for all parks, pedestrian trails, entries, and landmarks.

Lighting should provide the minimum levels for pedestrian safety and be used to create a soft, indirect light for the neighborhoods in keeping with the historic Fillmore neighborhood character.

The use of public information in local planning is a key component of the planning process. The use of public information in local planning is a key component of the planning process. The use of public information in local planning is a key component of the planning process.

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5.3.3 PLANT PALETTE

The following is the suggested plant palette for Heritage Valley Parks.

Type	Botanical Name	Common Name	Min. Size
TREES			
	<i>Alnus rhombifolia</i>	White Alder	24" & 36" box
	<i>Arbutus unedo</i>	Strawberry Tree	24" box
	<i>Callistemon citrinus</i>	Lemon Bottlebrush	24" box
	<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	36" box
	<i>Cedrus deodara</i>	Deodar Cedar	24" box
	<i>Cercis occidentalis</i>	Western Redbud	24" box
	<i>Cinnamomum camphora</i>	Camphor Tree	36" & 48" box
	<i>Eriobotrya deflexa</i>	Bronze Loquat	36" box
	<i>Eucalyptus nicholii</i>	Willow-leaved Peppermint	15 gal.
	<i>Eucalyptus rudis</i>	Flooded Gum	15 gal.
	<i>Eucalyptus</i> spp.	Eucalyptus	24" box
	<i>Feijoa sellowiana</i>	Pineapple Guava	24" box
	<i>Fraxinus velutina</i> 'Raywood'	Raywood Ash	24" box
	<i>Ginkgo biloba</i>	Maidenhair Tree	24" box
	<i>Gleditsia triacanthos</i>	Honey Locust	24" box
	<i>Ilex Wilsonii</i>	Wilson Holly	24" box
	<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper	24" box
	<i>Koeleruteria paniculata</i>	Goldenrain Tree	24" box
	<i>Lagerstroemia indica</i>	Crepe Myrtle	24" box
	<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	36" box
	<i>Liquidambar straciflua</i>	Sweet Gum	24" box
	<i>Ligustrum lucidum</i>	Glossy Privet	36" box
	<i>Magnolia grandiflora</i>	'St. Mary'NCN	24" box
	<i>Magnolia grandiflora</i>	Southern Magnolia	36" box
	<i>Olea europaea</i>	Olive	24" box
	<i>Phoenix dactylifera</i>	Date Palm	12' bt
	<i>Pinus halepensis</i>	Aleppo Pine	24" & 36" box
	<i>Pinus eldarica</i>	Afghan Pine	24" box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" box
	<i>Photinia fraseri</i> (standard)	Photinia	24" box
	<i>Platanus acerifolia</i>	London Plane Tree	24" box
	<i>Platanus racemosa</i>	California Sycamore	36" box
	<i>Podocarpus gracilior</i>	Fern Pine	24" & 36" box
	<i>Prunus caroliniana</i>	Carolina Laurel Cherry	24" box
	<i>Populus Fremontii</i>	Western Cottonwood	24" box
	<i>Populus nigra</i> 'Italica'	Lombardy Poplar	24" box
	<i>Prunus cerasifera</i> 'Atropurpurea'	Purple-leaf Plum	24" box
	<i>Pyrus calleryana</i> 'Bradfordii'	NCN	36" box
	<i>Quercus</i> spp.	Oak	36" box
	<i>Raphiolepis</i> 'Majestic Beauty'	NCN	24" box
	<i>Rhus lancea</i>	African Sumac	24" box
	<i>Schinus molle</i>	California Pepper	24" & 36" box
	<i>Tipuana tipu</i>	Tipu Tree	24" box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" box
	<i>Washingtonia robusta</i>	California Fan Palm	10' bt

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SHRUBS

<i>Acanthus mollis</i>	Bear's Breech	1 gal.
<i>Agave</i> sp.	Agave	5 gal.
<i>Achillea millefolium</i>	Common Yarrow	5 gal.
<i>Agapanthus africanus</i> 'Queen Anne'	Lily of the Nile	1 gal.
<i>Anigozanthus flavidus</i>	Kangaroo Paw	5 gal.
<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	5 gal.
<i>Azalea</i> 'Southern indica'	Azalea (Shade)	1 gal.
<i>Buxus m. japonica</i> 'Green Beauty'	Japanese Boxwood	1 gal.
<i>Camellia</i> spp.	Camellia	5 gal.
<i>Carissa macrocarpa</i> 'Boxwood Beauty'	Natal Plum	1 gal.
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	12" bt
<i>Chrysanthemum maximum</i>	Shasta Daisy	1 gal.
<i>Cotoneaster buxifolius</i>	NCN	5 gal.
<i>Cotoneaster parneyi</i>	NCN	5 gal.
<i>Cyperus alternifolius</i>	Umbrella Plant	5 gal.
<i>Dietes bicolor</i>	Fortnight Lily	5 gal.
<i>Diosma pulchrum</i>	Pink Breath of Heaven	5 gal.
<i>Echium fastuosum</i>	Pride of Madera	5 gal.
<i>Escallonia compacta</i>	NCN	1 gal.
<i>Escallonia fradesii</i>	NCN	1gal.
<i>Euonymus japonica</i>	Evergreen Euonymus	1 gal.
<i>Hemerocallis hybrida</i>	Daylily	5 gal.
<i>Ilex vomitoria</i> 'Stokes'	NCN	5 gal.
<i>Lantana montevidensis</i> 'Irene'	Lantana	1 gal.
<i>Lavandula stoechas</i>	Spanish Lavender	1 gal.
<i>Lavatera assurgentiflora</i>	Tree Mallow	5 gal.
<i>Leptospermum scoparium</i>	New Zealand Tea Tree	5 gal.
<i>Leptospermum</i> s. 'Ruby Glow'	New Zealand Tea Tree	5 gal.
<i>Ligustrum</i> j. 'Texanum'	Japanese Privet	5 gal.
<i>Liriope gigantea</i>	Lily Turf	1 gal.
<i>Miscanthus transmorrisonensis</i>	NCN	5 gal.
<i>Muhlenbergia rigens</i>	Deer Grass	5 gal.
<i>Myrtus communis</i>	Myrtle	1 gal.
<i>Nerium oleander</i>	'Petite Pink' Dwarf Oleander	1 gal.
<i>Ochna serrulata</i>	Bird's Eye Bush	1 gal.
<i>Pennisetum setaceum</i> 'Cupreum'	Purple Fountain Grass	5 gal.
<i>Phormium tenax</i> 'Rubrum'	New Zealand Flax	5 gal.
<i>Phormium tenax</i> 'Variegata'	New Zealand Flax	15 gal.
<i>Pittosporum tobira</i>	Mock Orange	5 gal.
<i>Pittosporum tobira</i> 'Variegata'	Variegated Mock Orange	5 gal.
<i>Prunus carolina</i> 'Bright & Tight'	Dwarf Carolina Cherry	5 gal.
<i>Raphiolepis indica</i>	India Hawthorn	1 gal.
<i>Raphiolepis indica</i> 'Clara'	NCN	5 gal.
<i>Raphiolepis indica</i> 'Jack Evans'	India Hawthorn	5 gal.
<i>Raphiolepis</i> 'Majestic Beauty'	NCN	5 gal.
<i>Rosa</i> spp.	Rose	5 gal.
<i>Rosa banksiae</i>	Lady Banks' Rose	15 gal.
<i>Rosmarinus</i> o. 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal.
<i>Rosmarinus</i> o. 'Prostratus'	Dwarf Rosemary	5 gal.
<i>Salvia</i> spp.	Sage	5 gal.
<i>Stachys byzantina</i>	Lamb's Ears	1 gal.
<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.

HERITAGE VALLEY PARKS

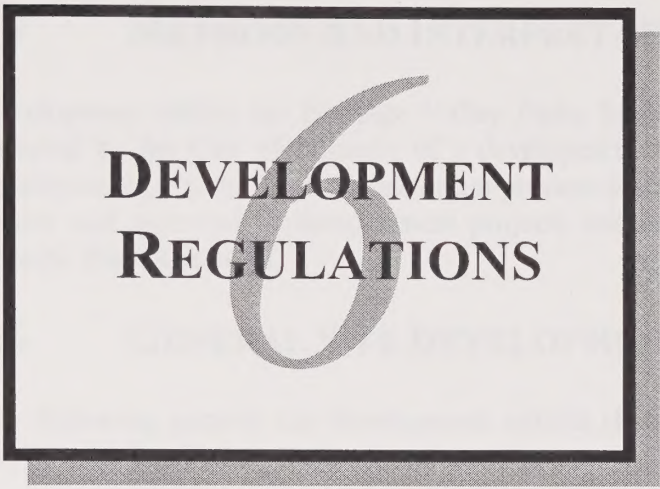
English	German	French
1. The first	1. Der erste	1. Le premier
2. The second	2. Der zweite	2. Le deuxième
3. The third	3. Der dritte	3. Le troisième
4. The fourth	4. Der vierte	4. Le quatrième
5. The fifth	5. Der fünfte	5. Le cinquième
6. The sixth	6. Der sechste	6. Le sixième
7. The seventh	7. Der siebte	7. Le septième
8. The eighth	8. Der achte	8. Le huitième
9. The ninth	9. Der neunte	9. Le neuvième
10. The tenth	10. Der zehnte	10. Le dixième
11. The eleventh	11. Der elfte	11. Le onzième
12. The twelfth	12. Der zwölfte	12. Le douzième
13. The thirteenth	13. Der dreizehnte	13. Le treizième
14. The fourteenth	14. Der vierzehnte	14. Le quatorzième
15. The fifteenth	15. Der fünfzehnte	15. Le quinzième
16. The sixteenth	16. Der sechzehnte	16. Le seizième
17. The seventeenth	17. Der siebenzehnte	17. Le dix-septième
18. The eighteenth	18. Der achtzehnte	18. Le dix-huitième
19. The nineteenth	19. Der neunzehnte	19. Le dix-neufième
20. The twentieth	20. Der zwanzigste	20. Le vingtième
21. The twenty-first	21. Der einundzwanzigste	21. Le vingt-et-unième
22. The twenty-second	22. Der zweiundzwanzigste	22. Le vingt-deuxième
23. The twenty-third	23. Der dreiundzwanzigste	23. Le vingt-troisième
24. The twenty-fourth	24. Der vierundzwanzigste	24. Le vingt-quatrième
25. The twenty-fifth	25. Der fünfundzwanzigste	25. Le vingt-cinquième
26. The twenty-sixth	26. Der sechsundzwanzigste	26. Le vingt-sixième
27. The twenty-seventh	27. Der siebenundzwanzigste	27. Le vingt-septième
28. The twenty-eighth	28. Der achtundzwanzigste	28. Le vingt-huitième
29. The twenty-ninth	29. Der neunundzwanzigste	29. Le vingt-neufième
30. The thirtieth	30. Der dreißigste	30. Le trentième
31. The thirty-first	31. Der einunddreißigste	31. Le trente-et-unième
32. The thirty-second	32. Der zweiunddreißigste	32. Le trente-deuxième
33. The thirty-third	33. Der dreiunddreißigste	33. Le trente-troisième
34. The thirty-fourth	34. Der vierunddreißigste	34. Le trente-quatrième
35. The thirty-fifth	35. Der fünfunddreißigste	35. Le trente-cinquième
36. The thirty-sixth	36. Der sechsunddreißigste	36. Le trente-sixième
37. The thirty-seventh	37. Der siebenunddreißigste	37. Le trente-septième
38. The thirty-eighth	38. Der achtunddreißigste	38. Le trente-huitième
39. The thirty-ninth	39. Der neununddreißigste	39. Le trente-neufième
40. The fortieth	40. Der vierzigste	40. Le quarantième
41. The forty-first	41. Der einundvierzigste	41. Le quarante-et-unième
42. The forty-second	42. Der zweiundvierzigste	42. Le quarante-deuxième
43. The forty-third	43. Der dreiundvierzigste	43. Le quarante-troisième
44. The forty-fourth	44. Der vierundvierzigste	44. Le quarante-quatrième
45. The forty-fifth	45. Der fünfundvierzigste	45. Le quarante-cinquième
46. The forty-sixth	46. Der sechsundvierzigste	46. Le quarante-sixième
47. The forty-seventh	47. Der siebenundvierzigste	47. Le quarante-septième
48. The forty-eighth	48. Der achtundvierzigste	48. Le quarante-huitième
49. The forty-ninth	49. Der neunundvierzigste	49. Le quarante-neufième
50. The fiftieth	50. Der fünfzigste	50. Le cinquantième
51. The fifty-first	51. Der einundfünfzigste	51. Le cinquante-et-unième
52. The fifty-second	52. Der zweiundfünfzigste	52. Le cinquante-deuxième
53. The fifty-third	53. Der dreiundfünfzigste	53. Le cinquante-troisième
54. The fifty-fourth	54. Der vierundfünfzigste	54. Le cinquante-quatrième
55. The fifty-fifth	55. Der fünfundfünfzigste	55. Le cinquante-cinquième
56. The fifty-sixth	56. Der sechsundfünfzigste	56. Le cinquante-sixième
57. The fifty-seventh	57. Der siebenundfünfzigste	57. Le cinquante-septième
58. The fifty-eighth	58. Der achtundfünfzigste	58. Le cinquante-huitième
59. The fifty-ninth	59. Der neunundfünfzigste	59. Le cinquante-neufième
60. The sixtieth	60. Der sechzigste	60. Le soixantième
61. The sixty-first	61. Der einundsechzigste	61. Le soixante-et-unième
62. The sixty-second	62. Der zweiundsechzigste	62. Le soixante-deuxième
63. The sixty-third	63. Der dreiundsechzigste	63. Le soixante-troisième
64. The sixty-fourth	64. Der vierundsechzigste	64. Le soixante-quatrième
65. The sixty-fifth	65. Der fünfundsechzigste	65. Le soixante-cinquième
66. The sixty-sixth	66. Der sechsundsechzigste	66. Le soixante-sixième
67. The sixty-seventh	67. Der siebenundsechzigste	67. Le soixante-septième
68. The sixty-eighth	68. Der achtundsechzigste	68. Le soixante-huitième
69. The sixty-ninth	69. Der neunundsechzigste	69. Le soixante-neufième
70. The seventieth	70. Der siebenzigste	70. Le septantième
71. The seventy-first	71. Der einundsevenzigste	71. Le septante-et-unième
72. The seventy-second	72. Der zweiundsevenzigste	72. Le septante-deuxième
73. The seventy-third	73. Der dreiundsevenzigste	73. Le septante-troisième
74. The seventy-fourth	74. Der vierundsevenzigste	74. Le septante-quatrième
75. The seventy-fifth	75. Der fünfundsevenzigste	75. Le septante-cinquième
76. The seventy-sixth	76. Der sechsundsevenzigste	76. Le septante-sixième
77. The seventy-seventh	77. Der siebenundsevenzigste	77. Le septante-septième
78. The seventy-eighth	78. Der achtundsevenzigste	78. Le septante-huitième
79. The seventy-ninth	79. Der neunundsevenzigste	79. Le septante-neufième
80. The eightieth	80. Der achtzigste	80. Le quatre-vingtième
81. The eighty-first	81. Der einundachtzigste	81. Le quatre-vingt-et-unième
82. The eighty-second	82. Der zweiundachtzigste	82. Le quatre-vingt-deuxième
83. The eighty-third	83. Der dreiundachtzigste	83. Le quatre-vingt-troisième
84. The eighty-fourth	84. Der vierundachtzigste	84. Le quatre-vingt-quatrième
85. The eighty-fifth	85. Der fünfundachtzigste	85. Le quatre-vingt-cinquième
86. The eighty-sixth	86. Der sechsundachtzigste	86. Le quatre-vingt-sixième
87. The eighty-seventh	87. Der siebenundachtzigste	87. Le quatre-vingt-septième
88. The eighty-eighth	88. Der achtundachtzigste	88. Le quatre-vingt-huitième
89. The eighty-ninth	89. Der neunundachtzigste	89. Le quatre-vingt-neufième
90. The ninetieth	90. Der neunzigste	90. Le quatre-vingt-dixième
91. The ninety-first	91. Der einundneunzigste	91. Le quatre-vingt-et-unième
92. The ninety-second	92. Der zweiundneunzigste	92. Le quatre-vingt-deuxième
93. The ninety-third	93. Der dreiundneunzigste	93. Le quatre-vingt-troisième
94. The ninety-fourth	94. Der vierundneunzigste	94. Le quatre-vingt-quatrième
95. The ninety-fifth	95. Der fünfundneunzigste	95. Le quatre-vingt-cinquième
96. The ninety-sixth	96. Der sechsundneunzigste	96. Le quatre-vingt-sixième
97. The ninety-seventh	97. Der siebenundneunzigste	97. Le quatre-vingt-septième
98. The ninety-eighth	98. Der achtundneunzigste	98. Le quatre-vingt-huitième
99. The ninety-ninth	99. Der neunundneunzigste	99. Le quatre-vingt-neufième
100. The hundredth	100. Der hundertste	100. Le centième

VINES and ESPALIERS

<i>Camellia sasanqua</i>	<i>Camellia</i> (Shade, Espalier)	5 gal.
<i>Gelsemium sempervirens</i>	<i>Carolina Jessamine</i>	1 gal.
<i>Grewia occidentalis</i>	<i>Lavendar Starflower</i> (Espalier)	5 gal.
<i>Jasminum polyanthum</i>	<i>Jasmine</i>	1 gal.
<i>Osmanthus fragrans</i>	<i>Sweet Olive</i> (Espallier)	5 gal.
<i>Parthenocissus tricuspidata</i>	<i>Boston Ivy</i>	1 gal.
<i>Passiflora alatocaerulea</i>	<i>Passion Vine</i>	5 gal.
<i>Podocarpus gracilior</i>	<i>Fern Pine</i> (Espalier)	5 gal.
<i>Pyracantha 'Graber'</i>	<i>Firethorn</i> (Espalier)	5 gal.
<i>Rosa 'Golden Showers'</i>	<i>Yellow Climber</i>	15 gal.
<i>Rosa banksiae 'Blossomtime'</i>	<i>Pink Climber</i>	15 gal.
<i>Trachelospermum jasminoides</i>	<i>Star Jasmine</i>	5 gal.
<i>Wisteria floribunda</i>	<i>NCN</i>	5 gal.

GROUNDCOVERS

<i>Duchesnea india</i>	<i>Indian Mock Strawberry</i>	Flats
<i>Festuca ovina 'Glauc'</i>	<i>Blue Fescue</i>	Flats
<i>Hedera helix 'Hahnii'</i>	<i>Hahn's Ivy</i>	Flats
<i>Marathon II or Marathon III</i>	<i>Sod</i>	Sodded
<i>Thymus vulgaris</i>	<i>Common Thyme</i>	Flats
<i>Trachelospermum jasminoides</i>	<i>Star Jasmine</i>	5 gal.



DEVELOPMENT REGULATIONS

6.1 INTRODUCTION

The provisions contained herein are intended to regulate design and development within the Heritage Valley Parks Specific Plan area. These regulations provide for the development of uses described in the Specific Plan.

6.2 DEFINITION OF TERMS

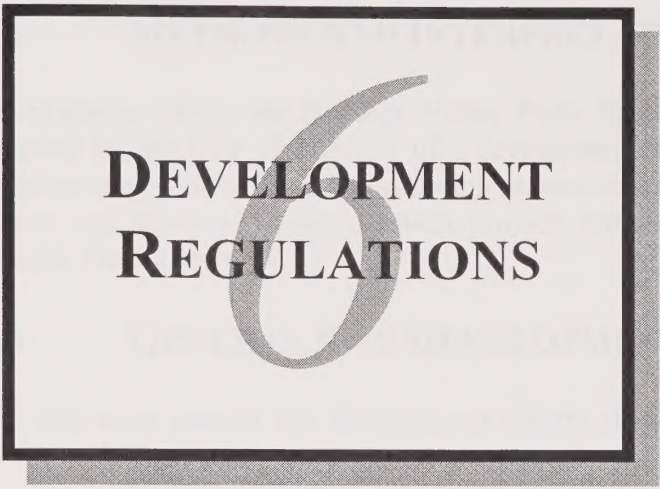
The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Fillmore Zoning Ordinance Article V, Definitions, except as otherwise specifically provided herein.

6.3 APPLICABILITY

The development regulations contained herein provide specific standards for land use development within the Heritage Valley Parks Specific Plan. Regulations address residential land uses. General landscaping regulations are also provided. Application of the following regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare. The adoption of the Heritage Valley Parks Specific Plan by ordinance, supersedes otherwise applicable City of Fillmore zoning regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Fillmore Zoning Ordinance, the provisions of the Heritage Valley Parks Specific Plan shall take precedence. Where the Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in Section 5 of the Specific Plan.

6.4 ADMINISTRATION

The Heritage Valley Parks Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan as well as the zoning for the project site. The Heritage Valley Parks Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines.



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HERITAGE VALLEY PARK

DEVELOPMENT REGULATIONS

6.1 APPLICATION

The development regulations contained herein are the specific standards for land use development within the Heritage Valley Specific Plan. Regulations within certain and land use, physical, biological, and cultural resources are also provided. Application for the following categories is required: a) new development, b) change of use, c) change of ownership, d) change of management, and e) change of control. The regulations are intended to protect the public health, safety, and general welfare. The objectives of the Heritage Valley Specific Plan are to: a) protect, enhance, and develop the natural resources of the area; b) provide for the development of the area in a manner consistent with the goals and objectives of the plan; c) provide for the development of the area in a manner consistent with the goals and objectives of the plan; d) provide for the development of the area in a manner consistent with the goals and objectives of the plan; e) provide for the development of the area in a manner consistent with the goals and objectives of the plan.

6.2 ADMINISTRATION

The Heritage Valley Specific Plan is subject to approval and will apply to the development and to the land use within the plan area. The Heritage Valley Specific Plan contains general provisions governing land development, design, and other matters.

6.3

INTRODUCTION

The purpose of these regulations is to provide a framework for the development of the area. The regulations are intended to protect the public health, safety, and general welfare. The objectives of the Heritage Valley Specific Plan are to: a) protect, enhance, and develop the natural resources of the area; b) provide for the development of the area in a manner consistent with the goals and objectives of the plan; c) provide for the development of the area in a manner consistent with the goals and objectives of the plan; d) provide for the development of the area in a manner consistent with the goals and objectives of the plan; e) provide for the development of the area in a manner consistent with the goals and objectives of the plan.

6.4

DEFINITIONS

3.1.1

6.5 METHODS AND INTERPRETATION

Development within the Heritage Valley Parks Specific Plan shall be implemented through the approval by the City of Fillmore of a development agreement, parcel maps, tentative maps, and development permits. The administration process described below provides for the mechanisms for review and approval of development projects within Heritage Valley Parks consistent with the Specific Plan objectives.

6.6 GENERAL SITE DEVELOPMENT CRITERIA

The following general site development criteria shall apply to all land development proposed in Heritage Valley Parks.

- a. Gross Acres - Except as otherwise indicated, gross acres for all development areas are measured to the centerline of streets.
- b. Grading - Development within the project site shall utilize grading techniques as approved by the City of Fillmore. Grading concepts shall respond to the design guidelines included in the Specific Plan which guide the development of land use toward the goal of providing for a livable community with streets and entries designed for walking and resident interaction.
- c. Building Modification - Additions and/or projections into setback areas permitted by this Specific Plan shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit.
- d. Walls and Fencing -
 - Perimeter walls shall be constructed in locations and of a design consistent with the "Wall Master Plan", Exhibit 38 and "Wall Details", Exhibit 39, and shall not exceed six feet in height from finished grade. Perimeter walls may exceed six feet in height if required for sound attenuation. Perimeter walls shall be constructed of either masonry or other permanent, durable, low maintenance material. Thematic perimeter fencing such as split rail fencing shall be constructed of all weather vinyl or durable materials with a wood-like appearance, subject to approval by the City.
 - Residential side and rear yard walls and fencing shall not exceed six feet in height from highest adjacent finished grade. Walls and fencing within the residential front yard setback area shall not exceed three feet in height. Walls shall be of masonry construction or other permanent low maintenance materials. Rear or side yard fences shall be constructed of all weather vinyl or other wood-like material. Front yard fences may be constructed of either all weather vinyl or any other durable materials with a wood like appearance, subject to approval by the City. In addition to the above, front yard fences installed by the property owner may be decorative wrought iron.

2.5

WATERWAYS AND INTERFERED WITH

The proposed works to the River Liffey, Dublin, will be carried out in accordance with the provisions of the River Liffey (Pollution Control) Act, 1997, and the River Liffey (Pollution Control) Regulations, 1998. The proposed works will be carried out in accordance with the provisions of the River Liffey (Pollution Control) Act, 1997, and the River Liffey (Pollution Control) Regulations, 1998.

2.6

EXISTING AND PROPOSED TREATMENT

The proposed works to the River Liffey, Dublin, will be carried out in accordance with the provisions of the River Liffey (Pollution Control) Act, 1997, and the River Liffey (Pollution Control) Regulations, 1998.

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2.7. Water Pollution

The proposed works to the River Liffey, Dublin, will be carried out in accordance with the provisions of the River Liffey (Pollution Control) Act, 1997, and the River Liffey (Pollution Control) Regulations, 1998.

The proposed works to the River Liffey, Dublin, will be carried out in accordance with the provisions of the River Liffey (Pollution Control) Act, 1997, and the River Liffey (Pollution Control) Regulations, 1998.

- e. Utilities -All new public utility distribution lines of less than 66 kV shall be subsurface throughout Heritage Valley Parks.
- f. Technology - All homes shall accommodate the most modern technology for computer internet access, phone, fax, and television.
- g. Density -The Heritage Valley Parks Land Use Plan allocates a number of units to each residential neighborhood. The Heritage Valley Parks "Land Use Summary" Table 2, included in Section 3, Land Use, of the Specific Plan describes the various residential types designated within each residential phase. Variations in the number of dwelling units per residential phase may occur at the time of final design of the neighborhood depending upon the residential product identified for development. Increases in allocation of residential units up to a maximum of twenty percent (20%) are permitted among the residential phases within the Specific Plan provided the total number of units established for the Specific Plan area is not exceeded.
- h. Lot Size-
 - The minimum lot size permitted for any residential single family lot in Heritage Valley Parks is 6,000 square feet.
 - In areas designated for 8,000 square foot lots, lot sizes may average 8,000 square feet. Lots may vary in size up to 10% of the average.
 - In areas designated for 10,000 square foot lots, lot sizes may average 10,000 square feet. Lots may vary in size up to 10% of the average.
- h. Maximum Number of Dwelling Units - The maximum number of residential dwelling units permitted within the Heritage Valley Parks Specific Plan shall be 750 dwelling units.
- i. Streets - Streets within areas designated for paired homes may be private and have private gated entries. Streets within areas designated for single family detached homes shall be public.
- j. Severability - If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

6.7 IMPLEMENTATION

All development proposals within Heritage Valley Parks shall be subject to the implementation procedures established herein. Whenever the provisions and development standards contained

1. *Infants with low birth weight (less than 5.5 lb) are at a higher risk for developmental delays.*

2. *Infants with low birth weight are at a higher risk for developmental delays.*

3. *Infants with low birth weight are at a higher risk for developmental delays.*

4. *Infants with low birth weight are at a higher risk for developmental delays.*

5. *Infants with low birth weight are at a higher risk for developmental delays.*

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8. *Infants with low birth weight are at a higher risk for developmental delays.*

9. *Infants with low birth weight are at a higher risk for developmental delays.*

10. *Infants with low birth weight are at a higher risk for developmental delays.*

herein conflict with those contained in the City of Fillmore Zoning Ordinance, the provisions of the Heritage Valley Parks Specific Plan shall take precedence.

6.8 INTERPRETATION

Unless otherwise provided, any ambiguity concerning the content or application of the Heritage Valley Parks Specific Plan shall be resolved by the City Manager or his/her designee, hereinafter referred to as City Manager, in a manner consistent with the goals, policies, purpose and intent established in this Specific Plan.

6.9 RELATIONSHIP TO DEVELOPMENT AGREEMENT

The Heritage Valley Parks Development Agreement approved by the City of Fillmore in conjunction with the adoption of the Heritage Valley Parks Specific Plan vests the development rights of the project including the terms and conditions for the implementation of the Specific Plan and this project.

6.10 DEVELOPMENT PERMIT

All development projects within Heritage Valley Parks shall be subject to the Development Permit process as established in Section 6.04.6620 of the City's Zoning Ordinance. Pursuant to these provisions, the Development Permit process constitutes a design review of project architecture, site plans, and landscape plans. All development project applications shall include a landscape and irrigation plan describing plant materials and their growth habits, plant size and spacing, methods of irrigation and landscaping maintenance, site plans, architectural elevations, floor plans, grading plans and other requirements as specified by the City. Development permits are approved with conditions of approval.

Adoption of the Heritage Valley Parks Specific Plan by the City includes adoption of the design guidelines contained herein which shall be intended as a guide during the development permit process. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of developer projects during design review. Any major deviation from the design guidelines within the Specific Plan shall require a Specific Plan Amendment. The determination of whether a proposed change constitutes a major deviation shall be determined by the City Council.

6.11 SUBDIVISION MAPS

Approval of one or more tentative tract maps will occur concurrently with or subsequent to the adoption of the Heritage Valley Parks Specific Plan creating parcels for development. All future tentative parcel maps and tentative tract maps will be reviewed and approved pursuant to applicable provisions of the City of Fillmore Subdivision Ordinance and consistent with the applicable provisions contained within the Specific Plan.

6.12 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

6.12.1 MINOR MODIFICATIONS

The following constitute minor modifications to the Specific Plan, not requiring a Specific Plan Amendment, and are subject to review and approval by the City Manager. The City Manager shall have the discretion to refer any such request for modification to the Planning Commission or the City Council.

- a) Change in utility and/or public service provider.
- b) Collector roadway alignment when the change results in a centerline shift of less than 250 feet.
- c) An increase of more than twenty percent (20%) to the number of units within an individual phase provided the total number of units for the entire Specific Plan area does not exceed that established in the Specific Plan.
- d) Adjustment of a phase boundary provided the total acreage of the affected phase area does not increase or decrease by more than 20% of the total stated in the approved Specific Plan.
- e) Minor changes to landscape materials, wall materials, wall alignment, entry design, and streetscape design which are consistent with the conceptual design set forth in the design guidelines contained within the Specific Plan.
- f) Minor changes to the design guidelines, which are intended to be conceptual in nature only, and are intended to be flexible in implementation.
- g) Other modifications of a similar nature to those listed above, which are deemed minor by the City Manager, which are in keeping with the purpose and intent of the approved Heritage Valley Parks Specific Plan and which are in conformance with the General Plan.

6.12.2 SPECIFIC PLAN AMENDMENTS

Amendments to the Heritage Valley Parks Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65453(a) of the Government Code. Amendments shall be processed pursuant to the provisions of the Government Code for Specific Plan Amendments. In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) are responsible for preparing the necessary CEQA documentation.

6.13 APPEALS

Appeals from any determination of the City Manager shall be made to the Planning Commission. The applicant(s) or any other entity shall have the right to appeal the decision of the Planning Commission on any determination by filing an application on forms provided by the City of Fillmore within fifteen (15) days following the final date of action for which an appeal is made. Appeals shall be processed consistent with the provisions of Article 4 of the City of Fillmore Zoning Ordinance.

6.14 PROJECT FINANCING

Construction of public improvements to serve Heritage Valley Parks will be financed through a combination of financing mechanisms including the use of public and private funds.

6.15 MAINTENANCE RESPONSIBILITIES

The public and private improvements constructed within Heritage Valley Parks will be maintained through a combination of public and private entities as described below.

6.15.1 PUBLIC MAINTENANCE

1. Except in areas designated for paired home where streets are anticipated to be gated and private, all streets including bridges, within Heritage Valley Parks will be dedicated as public streets to the City of Fillmore and will be maintained by the City with partial funding provided by an assessment district established for the Heritage Valley Parks Specific Plan.
2. The Santa Paula Branch Line Trail and the City Bikeway Trail will be maintained by the City with partial funding provided by an assessment district established for the Heritage Valley Parks Specific Plan.
3. Infrastructure improvements such as water, sewer, storm drain facilities, storm water pollution treatment, and the levee will be dedicated to and maintained by the City with partial funding provided by an assessment district established for the Heritage Valley Parks Specific Plan.
4. The community park and the passive nature park located within Heritage Valley Parks will be improved and dedicated to the City of Fillmore and will be maintained by the City through a landscape assessment district established for the Heritage Valley Parks Specific Plan.
5. Common area landscaping, theme entries, and public street lights will be maintained through a Landscape Maintenance District established for the Heritage Valley Parks project.

6.15.2 PAIRED HOMES HOMEOWNER ASSOCIATIONS

HERITAGE VALLEY PARKS

Abstracts

Abstracts of articles published in the *Journal of Experimental Psychology: Applied* are presented in this section. The abstracts are arranged in alphabetical order by author. The abstracts are presented in the following format: Author(s), Title, Journal, Volume, Number, Pages, Year. The abstracts are presented in the following format: Author(s), Title, Journal, Volume, Number, Pages, Year.

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Abstracts

A Homeowners Association will be established for the maintenance of common area improvements within the paired home development. Private improvements to be maintained by the Homeowner Association include:

- Designated private access roadways, parkway landscaping, and sidewalks.
- Vehicular parking courts and landscaping within paired home neighborhoods.
- Parkways, walkways, recreational facilities, and common areas distinct to individual neighborhoods.
- Internal slopes fronting streets and slope areas in the rear of homes above five feet in height.
- All internal neighborhood open spaces and parks and common areas at neighborhood entries.

4. The following table shows the projected population for the year 2000, based on the 1990 census data. The population is projected to be 1,000,000 in the year 2000.

- * The population of the United States is projected to be 250 million in the year 2000.
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6.16 RESIDENTIAL DEVELOPMENT STANDARDS

6.16.1 SINGLE FAMILY DETACHED (SFD)

a. General

This category includes the development of single family detached dwelling units. The purpose of the residential standards for conventional single family detached housing is to establish the minimum criteria for the development of these product types on individual lots within the neighborhoods specified within Heritage Valley Parks.

b. Permitted Uses

1. Single family detached dwellings and their accessory uses.
2. Public or private parks, recreational facilities, greenbelts, or open space
3. Accessory uses to include the following:
 - Garages.
 - Granny Flats (i.e. Second Dwelling Units, in accordance the City's Zoning Ordinance).
 - Home occupations.
 - Swimming pools, spas, sports courts, and other similar outdoor recreational amenities.
 - Patios and patio covers.
 - Storage, garden structures, cabanas, and greenhouses.
 - Monument signage.
 - Temporary uses such as model home and subdivision sales trailers; temporary construction parking, offices, and facilities; real estate signs, signage indicating future development and directional signage.
 - Second story additions to existing single story dwelling units.
 - Child care facilities/Day care facilities.

c. Conditionally Permitted Uses

1. Places of worship including but not limited to churches and synagogues.

6.10. The following is a list of the main findings of the study.

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6.12. The following is a list of the main findings of the study.

The following is a list of the main findings of the study. The study found that the majority of the respondents were male, and that the majority of the respondents were aged between 25 and 35. The study also found that the majority of the respondents were employed, and that the majority of the respondents were married.

6.13. The following is a list of the main findings of the study.

1. The majority of the respondents were male.
2. The majority of the respondents were aged between 25 and 35.
3. The majority of the respondents were employed.
4. The majority of the respondents were married.
5. The majority of the respondents were from the middle class.
6. The majority of the respondents were from the urban area.
7. The majority of the respondents were from the white ethnic group.
8. The majority of the respondents were from the Protestant religion.
9. The majority of the respondents were from the Catholic religion.
10. The majority of the respondents were from the Anglican religion.
11. The majority of the respondents were from the Methodist religion.
12. The majority of the respondents were from the Baptist religion.
13. The majority of the respondents were from the Presbyterian religion.
14. The majority of the respondents were from the Quaker religion.
15. The majority of the respondents were from the Unitarian religion.
16. The majority of the respondents were from the Jewish religion.
17. The majority of the respondents were from the Muslim religion.
18. The majority of the respondents were from the Hindu religion.
19. The majority of the respondents were from the Sikh religion.
20. The majority of the respondents were from the Buddhist religion.

6.14. The following is a list of the main findings of the study.

1. The majority of the respondents were male.

TABLE 3 RESIDENTIAL SINGLE FAMILY DETACHED
Site Development Standards

	10,000 Average S.F. Lots (2.4 Du/Ac)	8,000 Average S.F. Lots (3.5 Du/Ac)	6,000 Minimum S.F. Lots (4.7 Du/Ac)
LOT CRITERIA			
MIN. LOT WIDTH AT FRONT PL FOR STANDARD LOT	70 ft	60 ft	50 ft
MIN. LOT WIDTH ON CURVE, KNUCKLE OR CUL-DE-SAC	40 ft	35 ft	30 ft
MIN. LOT WIDTH OF FLAG LOT (AT CURB)	20 ft	20 ft	20 ft
MIN. LOT DEPTH ON STANDARD LOT	110 ft	100 ft	90 ft
MIN. LOT DEPTH ON CURVE, KNUCKLE OR CUL-DE-SAC	90 ft	80 ft	70 ft
MINIMUM SETBACKS (1) (2)			
	REFER TO EXHIBITS 50 & 51	REFER TO EXHIBIT 52	REFER TO EXHIBIT 53
All front and corner side setbacks are measured from the back of sidewalk. All other setbacks measured from PL unless noted otherwise.			
FRONT			
• FROM RESIDENTIAL STREET	22 ft	20 ft	18 ft
• FROM HERITAGE VALLEY PKWY.	25 ft	Not Applicable	Not Applicable
FRONT (Living Area or Porch w/ Single Story Plate) (7)			
• FROM RESIDENTIAL STREET	18 ft	16 ft	14 ft
• FROM HERITAGE VALLEY PKWY.	21 ft	Not Applicable	Not Applicable
FRONT (Front Entry Garages) (3)			
• FROM RESIDENTIAL STREET	24 ft	24 ft	20 ft Min. 22 ft Avg.
• FROM HERITAGE VALLEY PKWY.	25 ft	Not Applicable	Not Applicable
FRONT (Turn-In Garages w/ Single Story Plate Line)			
• FROM RESIDENTIAL STREET	15 ft	12 ft	10 ft
• FROM HERITAGE VALLEY PKWY.	18 ft	Not Applicable	Not Applicable
SIDE (4) (7)			
• FROM INTERIOR PL (5)	10 ft (Min.) 20 ft (Agg)	10 ft (Min.) 20 ft (Agg)	5 ft (Min.) 15 ft (Agg)
• FROM RESIDENTIAL STREET (6)	15 ft	12 ft	10 ft
• FROM THEME BOULEVARD (6)	20 ft	Not Applicable	Not Applicable
REAR			
• MAIN STRUCTURE	30 FT	25 FT	20 FT
• ACCESSORY STRUCTURE (SINGLE STORY PLATE LINE)	5 FT	5 FT	5 FT
• ACCESSORY STRUCTURE (TWO STORY PLATE LINE)	30 FT	25 FT	20 FT
• GARAGE (SINGLE STORY PLATE LINE) ⁸	5 FT	5 FT	5 FT
• PATIO COVER / 2ND STORY DECK	20 FT	15 FT	10 FT

HERITAGE VALLEY PARKS

Table 1 Developmental Studies: Family & Education
The Development Study

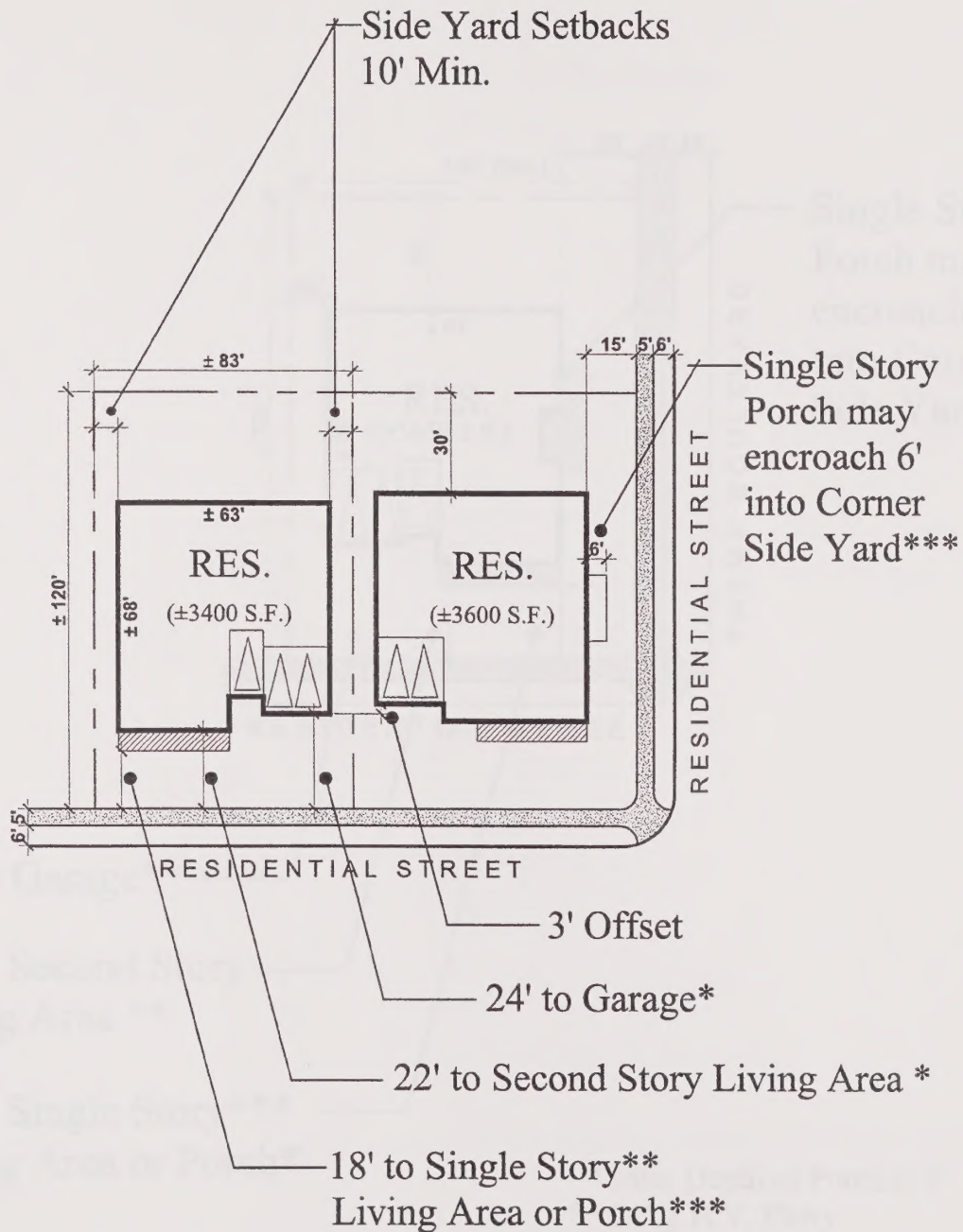
Study	Sample Size	Age Range	Study Design	Key Findings
The Development Study	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
	1000	0-5 years	Longitudinal	Parenting practices and family structure predict child development outcomes.
	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
The Development Study	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
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The Development Study	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
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The Development Study	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
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The Development Study	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.
	1000	0-5 years	Longitudinal	Family structure and parenting practices predict child development outcomes.

	10,000 Average S.F. Lots (2.4 Du/Ac)	8,000 Average S.F. Lots (3.5 Du/Ac)	6,000 Minimum S.F. Lots (4.7 Du/Ac)
LOT COVERAGE			
MAX. COVERAGE (SINGLE STORY RESIDENCE)	40%	50%	50%
MAX. COVERAGE (TWO STORY RESIDENCE)	40%	40%	40%
MINIMUM BUILDING SEPARATION			
BETWEEN MAIN STRUCTURE AND ACCESSORY STRUCTURE	6 ft	6 ft	6 ft
MAXIMUM BUILDING HEIGHT			
MAIN STRUCTURE	35 ft	35 ft	35 ft
ACCESSORY STRUCTURE	25 ft	25 ft	25 ft
WALLS, FENCES AND HEDGES			
MAXIMUM HEIGHT IN TRAFFIC SAFETY-SIGHT AREAS, REQUIRED FRONT SETBACK OR STREET-SIDE SETBACK	3 ft.	3 ft	3 ft
MAXIMUM HEIGHT AT ALL OTHER LOCATIONS ON A LOT	6 ft	6 ft	6 ft
PARKING			
MIN. NUMBER OF PARKING SPACES REQUIRED	2 Garage Spaces	2 Garage Spaces	2 Garage Spaces

FOOTNOTES

1. All setbacks are measured from the property line.
2. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
3. When front entry garages are plotted adjacent to one another on adjoining lots, the front plane of one garage must be offset a minimum of 3' from the garage on the adjacent lot.
4. Side yard slopes may not encroach more than 50% into side yard setback areas.
5. Single story elements (Living Area, Porches and Garages) may project up to 5' into required interior side yards; in no case shall such projection be closer than 5' to any property line.
6. Porch elements with single story plate lines may project up to 6' into required corner side yard setback along Theme Boulevards or Residential Streets; in no case shall such projection be closer than 5' from the back of sidewalk.
7. The minimum depth of a porch shall be 6 feet.
8. 15 foot aggregate between buildings is required.

Item No.	Description	Unit	Quantity	Rate	Amount	Total
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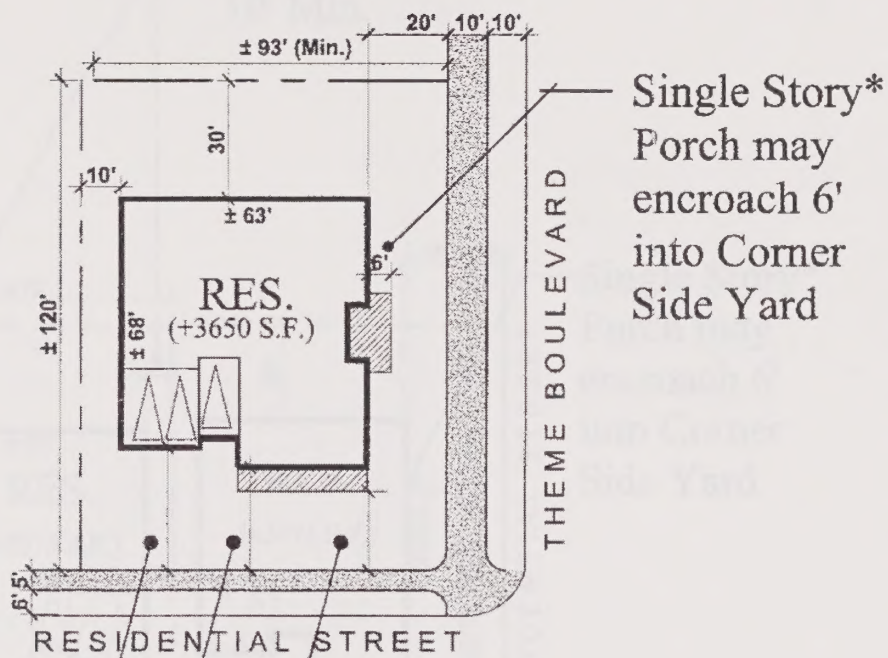


* 25' @ H.V. Pkwy

** 21' @ H.V. Pkwy

*** Min. Depth of Porch is 6'

EXHIBIT 50



24' to Garage**

22' to Second Story
Living Area **

18' to Single Story***
Living Area or Porch*

* Min. Depth of Porch is 6'

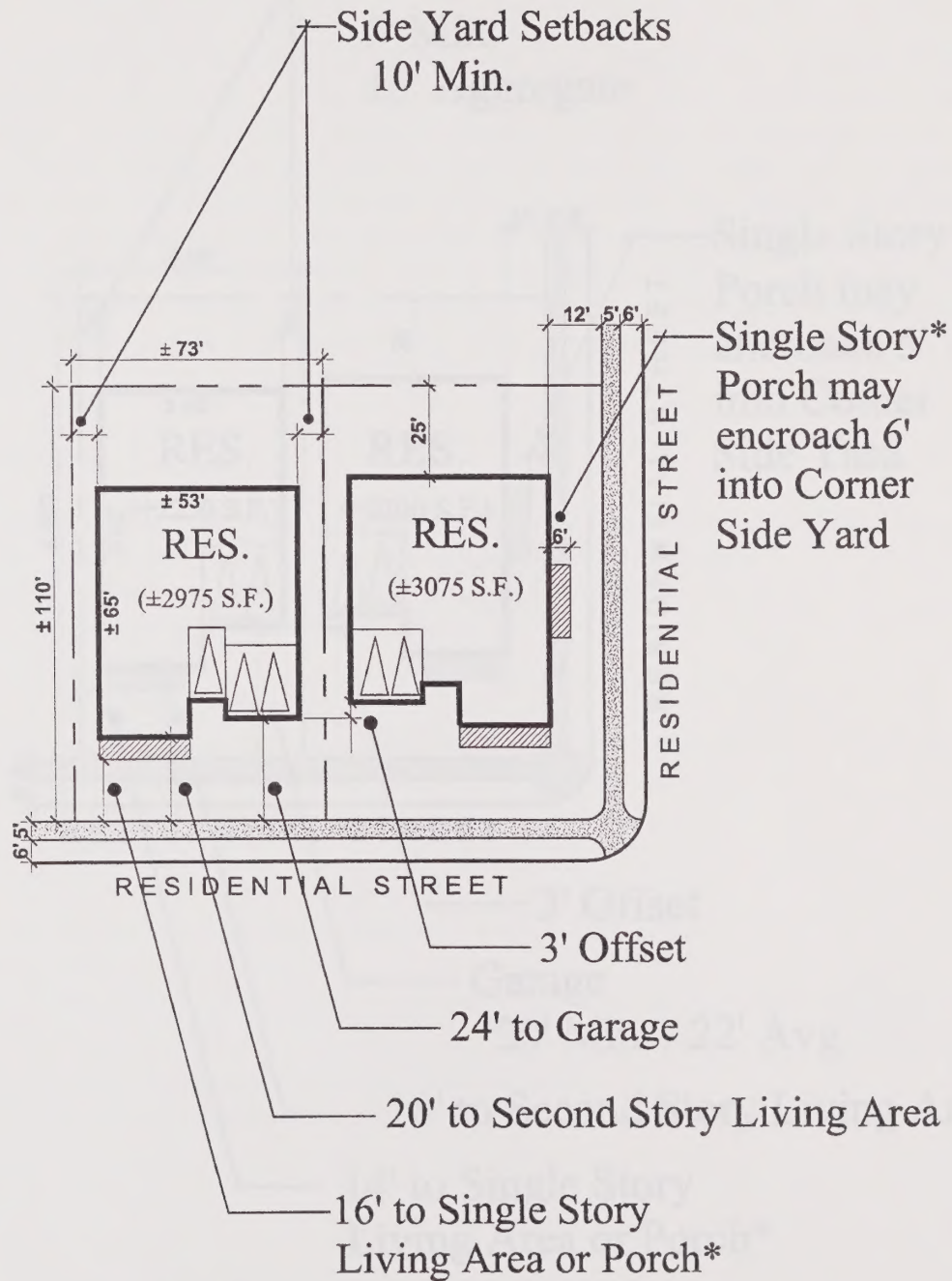
** 25' @ H.V. Pkwy

*** 21' @ H.V. Pkwy

EXHIBIT 51

HERITAGE VALLEY PARKS TYPICAL SETBACKS - 10,000 SF LOTS AT THEME BLVD





* Min. Depth of Porch is 6'

EXHIBIT 52

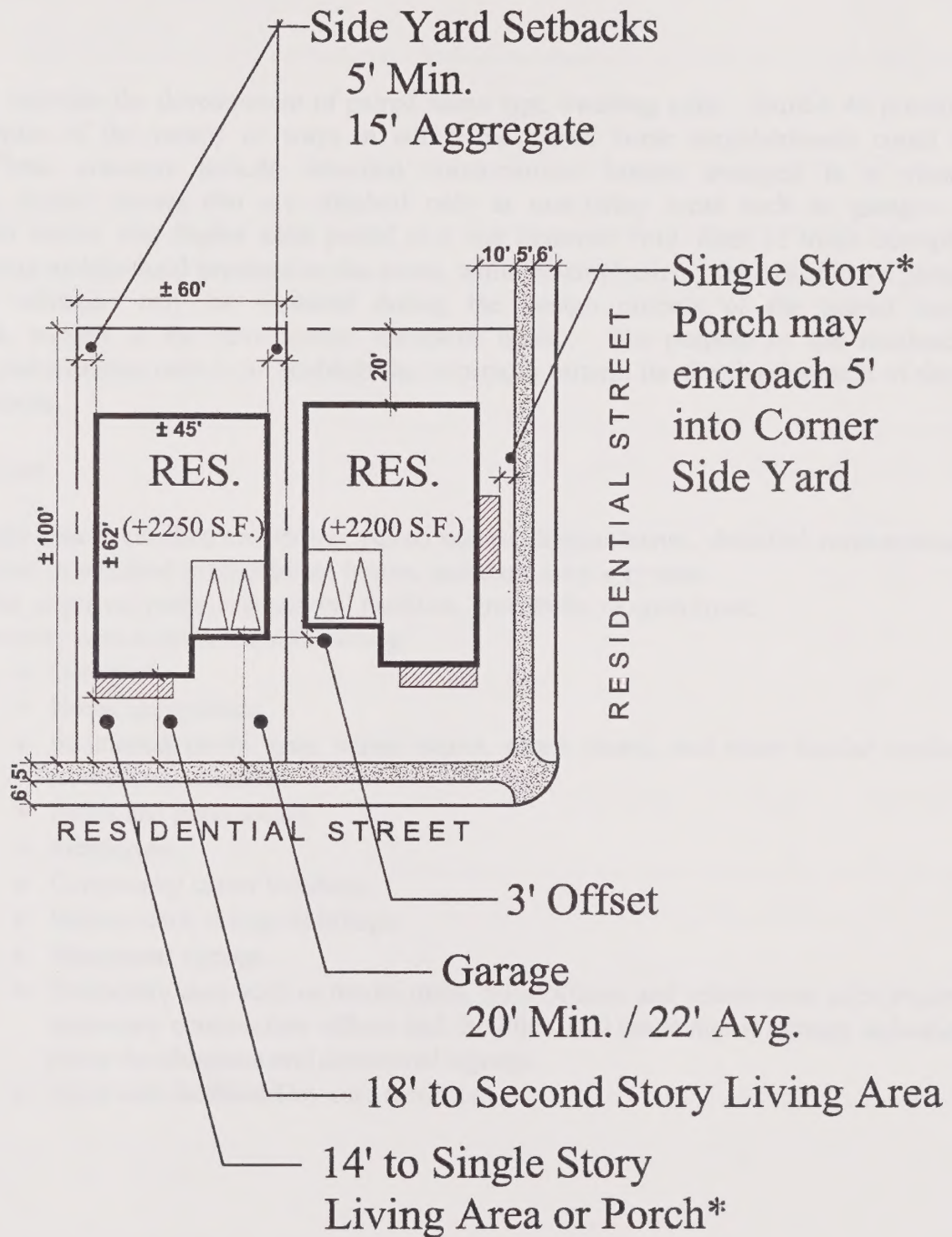


EXHIBIT 53

6.16.2 PAIRED HOMES

a. General

This category includes the development of paired home type dwelling units. Exhibit 48 provides graphic examples of the variety of ways in which the paired home neighborhoods could be developed. These concepts include detached condominium homes arranged in a cluster configuration, duplex homes that are attached only at non-living areas such as garages or fireplace/media niches, and duplex units paired at a rear common wall. Each of these examples provides a strong architectural presence to the street, while de-emphasizing the visibility of garage doors. Other solutions may be explored during the design process of the paired home neighborhoods, subject to the development standards herein. The purpose of the residential standards for paired home uses is to establish the minimum criteria for the development of these types of residences.

b. Permitted Uses

1. Single family attached townhome, paired homes, duplex homes, detached condominium homes, or attached condominium homes, and their accessory uses.
2. Public or private parks, recreational facilities, greenbelts, or open space.
3. Accessory uses to include the following:
 - Garages.
 - Home occupations.
 - Swimming pools, spas, tennis courts, sports courts, and other similar outdoor recreational amenities.
 - Patios and patio covers.
 - Mailboxes.
 - Community center buildings.
 - Maintenance storage buildings.
 - Monument signage.
 - Temporary uses such as model units, sales offices, and subdivision sales trailers, temporary construction offices and facilities, real estate signs, signage indicating future development and directional signage.
 - Child care facilities/Day care facilities.

TABLE 4 RESIDENTIAL PAIRED HOMES
Site Development Standards

	Paired Homes 9.2 Du/Ac
LOT CRITERIA	
MIN. LOT AREA (MORE THAN ONE CONDOMINIUM IS ALLOWED PER LOT)	6,000 S.F.
MINIMUM SETBACKS (1) (2)	REFER TO EXHIBIT 54
FRONT	
• LIVING AREA	10'
• PORCH WITH SINGLE STORY PLATE LINE (3)	5'
• FRONT ENTRY GARAGE	5'-8' or 20' Plus
• TURN-IN GARAGE	10'
SIDE (3)	
• FROM RESIDENTIAL STREET	10'
• FROM THEME BOULEVARD	15'
REAR	
• FROM RESIDENTIAL STREET	15'
• FROM THEME BOULEVARD	20'
MINIMUM BUILDING SEPARATION	
• SIDE / SIDE	10'
• SIDE / REAR	15'
• REAR / REAR	20' Min. 30' Avg.
LOT COVERAGE	
MAX. COVERAGE (SINGLE STORY BUILDINGS)	65%
MAX. COVERAGE (TWO STORY BUILDINGS)	50%
MAXIMUM BUILDING HEIGHT	
MAIN STRUCTURE	35'
ACCESSORY STRUCTURE	25'

HERITAGE VALLEY PARKS

WALLS, FENCES AND HEDGES

Maximum Height in Traffic Safety-Sight areas, Required Front Setback or Street-Side Setback	3'
MAXIMUM HEIGHT AT ALL OTHER LOCATIONS ON A LOT	6'

PARKING

MIN. RESIDENT PARKING REQUIRED	2 spaces, within a garage
MIN. GUEST PARKING REQUIRED	1 Space for each 3 units. (Private on-street parking may be counted toward guest requirement.)

FOOTNOTES

1. All front and corner side setbacks are measured from the back of sidewalk or back of curb if there is no sidewalk.
2. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas, however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
3. The minimum depth of a porch shall be 6 feet.

Section 1

1.1 Introduction

Section 2

2.1 Overview

Section 3

1. The first point is that...
2. The second point is that...
3. The third point is that...
4. The fourth point is that...
5. The fifth point is that...

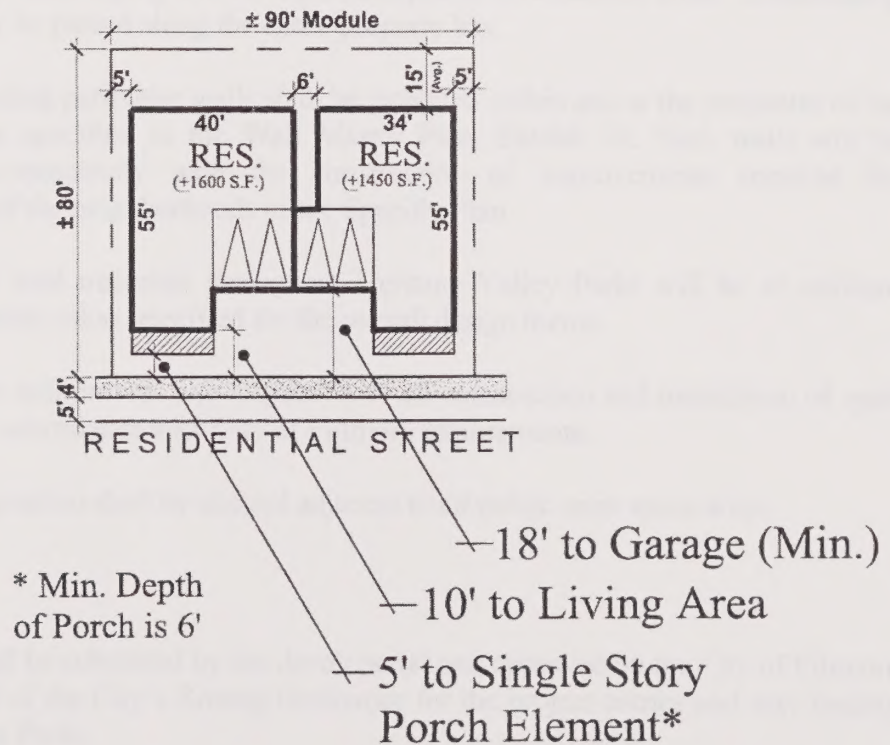
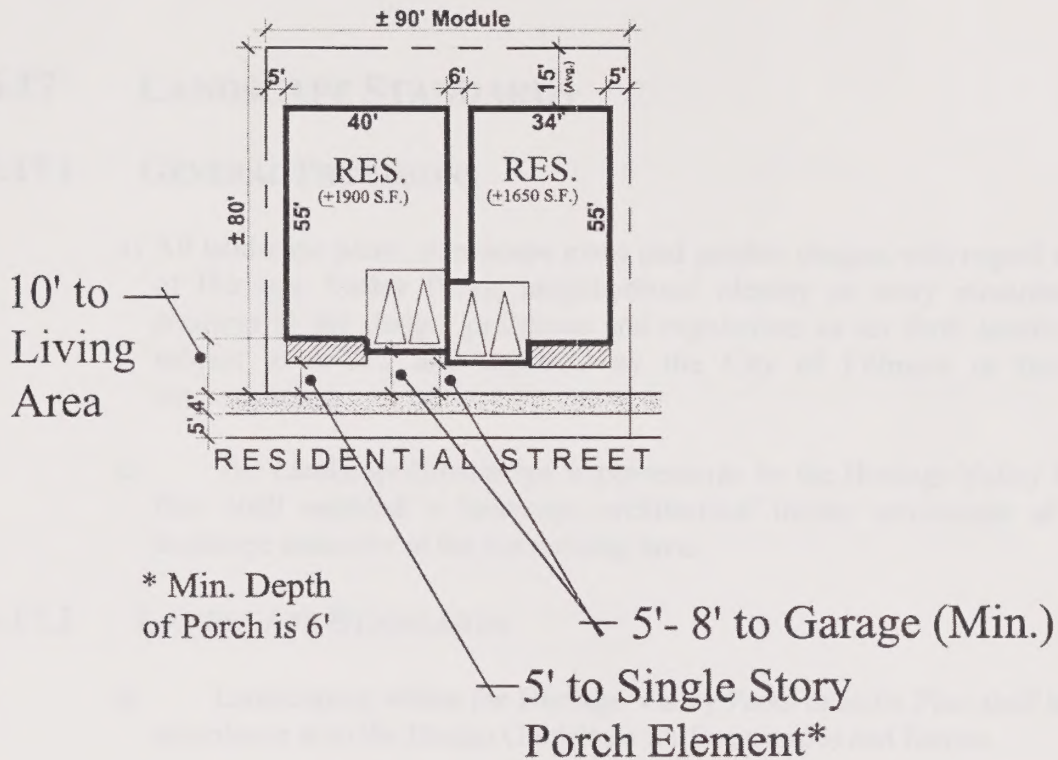


EXHIBIT 54

Sheet 04

10' to Single Stop
 10' to Living Area
 10' to Garage (Min)



* Full Depth
 of Pavement

10' to Single Stop
 10' to Garage (Min)



* Full Depth
 of Pavement

10' to
 Living
 Area

6.17 LANDSCAPE STANDARDS

6.17.1 GENERAL PROVISIONS

- a) All landscape plans, streetscape plans and graphic designs with regard to the identity of Heritage Valley Parks, neighborhood identity or entry monumentation shall conform to the design guidelines and regulations as set forth herein and shall be subject to review and approval by the City of Fillmore or their authorized representative.
- b) The Landscape/Streetscape improvements for the Heritage Valley Parks Specific Plan shall establish a landscape architectural theme reminiscent of the regional landscape character of the surrounding area.

6.17.2 LANDSCAPE STANDARDS

- a) Landscaping within the Heritage Valley Parks Specific Plan shall be provided in accordance with the Design Guidelines for Streetscapes and Entries.
- b) Boundary landscaping will be required adjacent to residential areas. Landscaping shall generally be placed along the entire property line.
- c) Freestanding perimeter walls shall be provided within and at the perimeter of the project site as specified in the Wall Master Plan, Exhibit 38. Such walls will be constructed concurrently with the construction of improvements required for development of the neighborhoods of the Specific Plan.
- d) All perimeter wall materials throughout Heritage Valley Parks will be of uniform manufacture with colors specified for the overall design theme.
- e) The developer will provide site inspection of all construction and installation of open space areas in accordance with City of Fillmore requirements.
- f) Non-toxic vegetation shall be utilized adjacent to all public open space areas.

6.18 SIGNAGE

A Master Sign Program shall be submitted by the developer(s) and approved by the City of Fillmore pursuant to Section 6.04.38 of the City's Zoning Ordinance for the project entries and way finding signs within Heritage Valley Parks.

All other signs shall be subject to the approval of a sign permit pursuant to Section 6.04.38 of the City's Zoning Ordinance.

HERITAGE VALLEY PARKS

217 THE ALPHABET FOLIO

218 THE ALPHABET FOLIO

At the bottom of the page, there is a small illustration of a person sitting at a desk, writing. The person is wearing a long, flowing robe and a hat. The desk has a book and a quill pen on it. The background is a simple, light-colored wall.

The illustration is a small, simple drawing of a person sitting at a desk, writing. The person is wearing a long, flowing robe and a hat. The desk has a book and a quill pen on it. The background is a simple, light-colored wall.

219 THE ALPHABET FOLIO

The illustration is a small, simple drawing of a person sitting at a desk, writing. The person is wearing a long, flowing robe and a hat. The desk has a book and a quill pen on it. The background is a simple, light-colored wall.

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6.18.1 MASTER SIGN PROGRAM CONTENTS

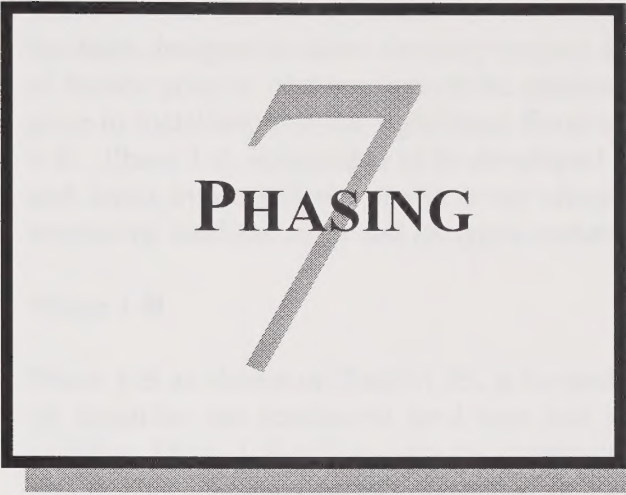
The Master Sign Program shall address, at a minimum, the following:

- a) Permitted signs
- b) Prohibited signs
- c) The hierarchy of signage.
- d) Definition of types of signs.
- e) Locations and dimensions for monument signs, neighborhood identification signs, and public facilities signs.
- f) Locations and dimensions of directional signage.
- g) Provisions for size, location, and duration of display of temporary signs.
- h) Permitted sign types, styles, construction materials, colors, and lettering styles.
- i) Requirements for a sign permit application.
- j) Procedures for obtaining approval of a sign permit.
- k) Procedures for amendments to the sign program.

Unit 1: Developmental Psychology

The following topics are covered in this unit:

1. Introduction to Developmental Psychology
2. Theories of Development
3. The Role of Nature and Nurture
4. Developmental Stages
5. Physical Development
6. Cognitive Development
7. Emotional and Social Development
8. Language Development
9. Moral Development
10. Aging and Development



7 PHASING

7.1 INTRODUCTION

Development of Heritage Valley Parks will be phased to meet the following objectives:

- Orderly build-out based upon market and economic conditions.
- Provision of adequate infrastructure and public facilities concurrent with development of each phase.
- Protection of public health, safety and welfare.

Development phasing of the project site will be determined by the applicant and/or developer based upon real estate market conditions. Phasing will occur as appropriate levels of infrastructure, public facilities, and required dedications are provided. Phasing sequencing is subject to change over time to respond to these various factors, and individual phases may overlap or develop concurrently. Development phasing will be implemented through the approval by the City of tentative tract maps, parcel maps and development permits which will require appropriate levels of infrastructure and public facilities. A plan for the phasing of public improvements, public amenities, parks, school site, and residential uses is made part of this section.

7.2 LAND USE PHASES

The sequencing of residential areas within each phase will be determined by the applicant and/or developer based upon housing demand and the real estate market. The development of land uses will be implemented through the approval of one or more tentative maps and development permits establishing the residential areas, a public school site, public park areas, and other areas to be dedicated as public.

Exhibit 9 shows the development phasing as currently proposed with Phase 1 consisting of approximately 139.8 acres on the west side of Pole Creek and Phase 2 consisting of approximately 161.4 acres on the east side of Pole Creek. Each of these two phases of the project are sub-phased into Phases 1-A, 1-B, 2-A and 2-B as shown on Exhibit 55. The following will describe each of the sub-phases, the purpose of the sub-phase and the description of the land uses contained within each sub-phase.



2.1 INTRODUCTION

The purpose of this report is to provide information to the public regarding the proposed development of the Highland Valley Parks. The following information is provided for your information:

- General information about the project and the surrounding area.
- Description of the proposed development and the surrounding area.
- Description of the proposed development and the surrounding area.

The purpose of this report is to provide information to the public regarding the proposed development of the Highland Valley Parks. The following information is provided for your information:

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2.2 LAND USE PHASING

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Phase 1-A

Phase 1-A, as shown on Exhibit 55, is located in the northwest portion of the project. Phase 1-A has been designed to allow for early project development, residential construction and occupancy of homes prior to construction of the elementary school, community park, and nature park, and prior to installation of the significant flood control improvements that will be required in Phase 1-B. Phase 1-A is intended to be developed without the requirement of the Pole Creek Channel and basin improvements or the levee along the Santa Clara River. Exhibit 56 identifies the residential land use areas and lot types containing 141 homes on 26.5 acres.

Phase 1-B

Phase 1-B as shown on Exhibit 55, is located in the southwestern portion of the project. Exhibit 56 identifies the residential land uses and lot types containing 175 homes on 40.8 acres. In addition, Phase 1-B will require the construction of the elementary school, parks and open space and public amenities further identified in Exhibit 56 on approximately 72.5 acres. Phase 1-B will require the installation of the levee on the south side of the project, the Pole Creek desilting basin, and Pole Creek Channel improvements as necessary to protect the Phase 1-B homes from flooding. Phase 1-B will also require a pedestrian connection to El Dorado Mobile Home Park as well as an interim road connection to El dorado Mobile Home Park.

Phase 2-A

Phase 2-A as shown on Exhibit 55 is east of Pole Creek and south of the El Dorado Mobile Home Park. Additionally, the southern portion of the Phase 2 paired homes is also included in Phase 2-A. Certain levee improvements, the Pole Creek Bridge for primary street access, and secondary access to the east of the El Dorado Mobile Home Park to Highway 126 will be required as part of the Phase 2-A development. Exhibit 56 identifies the residential land use areas and lot types containing 208 homes to be developed on 49.2 acres. Exhibit 56 also identifies 56.8 acres of parks and open space improvements to be developed during Phase 2-A.

Phase 2-B

Phase 2-B as shown on Exhibit 55 is the most easterly portion of the project and also contains the northerly portion of the paired homes in Phase 2. Phase 2-B will require some remaining levee and flood protection improvements along the easterly edge of the project during its development. Exhibit 56 identifies the residential land use areas and lot types containing 226 homes to be developed on Phase 2-B and a minor area of parks and open space to complete the project.

7.2.1 CONSTRUCTION OF HOMES ABOVE THE 100-YEAR FLOOD PLAIN

Recognizing that residential development in the project will occur in phases and the timing of development will depend, in part, on development of major infrastructure improvements such as the levee, Pole Creek Channel, and basin improvements, the City shall issue building permits, and allow home construction and issue Certificates of Occupancy for residences in Phase 1-A and 1-B, which are located at elevations above the 100 year flood plain and protected from Pole Creek overflows. Such residences may be constructed and occupied prior to completion of any portion of the levee, Pole Creek Channel, and Pole Creek Basin improvements, subject to the reasonable approval of the City Manager.

7.2.2 INFRASTRUCTURE PHASING FLEXIBILITY

Recognizing that economic and market conditions may necessitate changing the order in which the project phasing and associated infrastructure is constructed, should it become necessary or desirable for the applicant / developer to develop any portion of the Project's phasing and infrastructure in an order that differs from the order set forth in this section, the City shall permit requested modifications so long as the modifications continue to ensure adequate infrastructure is available to serve that portion of the project being developed and provided the completion date of the elementary school and the Phase 1B parks shall not be delayed unless such delay is specifically approved by City.

7.2.3 PRIMARY AND SECONDARY STREET ACCESS

Provided a primary street access has been completed to standards required by the Specific Plan, the City shall issue building permits and allow home construction and issue Certificates of Occupancy for residences for up to 100 residences per sub-phase without the necessity of a fully approved secondary access; the applicant / developer shall be allowed to select the location of the secondary access (for fire and emergency services), and to provide such secondary access by way of temporary all-weather roadways. Such locations and design of temporary roadways to be subject to the reasonable approval of the City Manager.

7.3 INSTALLATION OF INFRASTRUCTURE, PUBLIC UTILITIES, AND PROVISION OF PUBLIC SERVICES

The installation of infrastructure, utilities and provision of public services (Capital Improvements) for the Heritage Valley Parks Specific Plan will be established as part of the improvements in each of the sub-phases of the project. Exhibit "57" shows the major Capital Improvements to be included in each sub-phase of the project.

7.3.1 UTILITY EASEMENTS

Easements dedicated for pedestrian use shall be permitted to include easements for underground drainage, water, sewer, gas, electricity, telephone, cable, and other utilities and facilities so long as they do not unreasonably interfere with pedestrian use.

7.3.2 LANDSCAPING OF MEDIANS, PARKWAYS AND OTHER COMMON AREAS

Landscaping of medians, parkways and other common areas shall be completed concurrently with completion of the residences that parallel such medians, parkways and other common areas.

7.3.4 USE OF PROJECT WATER WELLS AND CITY-WIDE IRRIGATION

The project shall construct its portion of the citywide landscape irrigation system master plan, which costs are to be added to the City's 20-year Capital Improvements Program and the Water Improvement Development Impact Fee schedule. The applicant / developer shall construct that portion of the master plan irrigation system within the project and shall receive credit toward City's Water Improvement Development Impact Fee in the amount of 100% of the estimated cost of that improvement as shown in the City of Fillmore 20-year Capital Improvements Program, as adjusted annually for the change in the Construction Cost Index – Los Angeles City.

7.3.5 LANDSCAPING/LANDSCAPING IMPROVEMENTS MAINTENANCE OBLIGATIONS

The applicant / developer shall be required to maintain landscaping and landscaping improvements in parks, parkways, entry monuments, medians and detention basins for a period of 90-days or until the City has received Assessment District revenues for the subject landscape area, whichever occurs last. Thereafter, the City shall be responsible for such maintenance. The Applicant / developer's 90-day maintenance period for each section of landscaping and landscaping improvements shall commence when each section has passed inspection by the appropriate City/County department.

7.3.6 BONDING FOR PUBLIC IMPROVEMENTS

Bonds for public improvements shall be required only with respect to public improvements contained in each phase of a tract map as such phase is submitted to the City for final approval. In addition, as each phase of a tract map is submitted for final approval, the applicant / developer may elect to post a separate subdivision improvement bond for each major category of subdivision improvements.

7.3.7 FORMATION OF COMMUNITY FACILITIES DISTRICT (MELLO-ROOS)

Prior to the issuance by the City of Certificate of Occupancy for any home in Phase 1-A, a Community Facilities District (Mello-Roos) shall be formed encompassing all properties to be assessed for construction of the elementary school and Santa Clara River flood protection improvements.

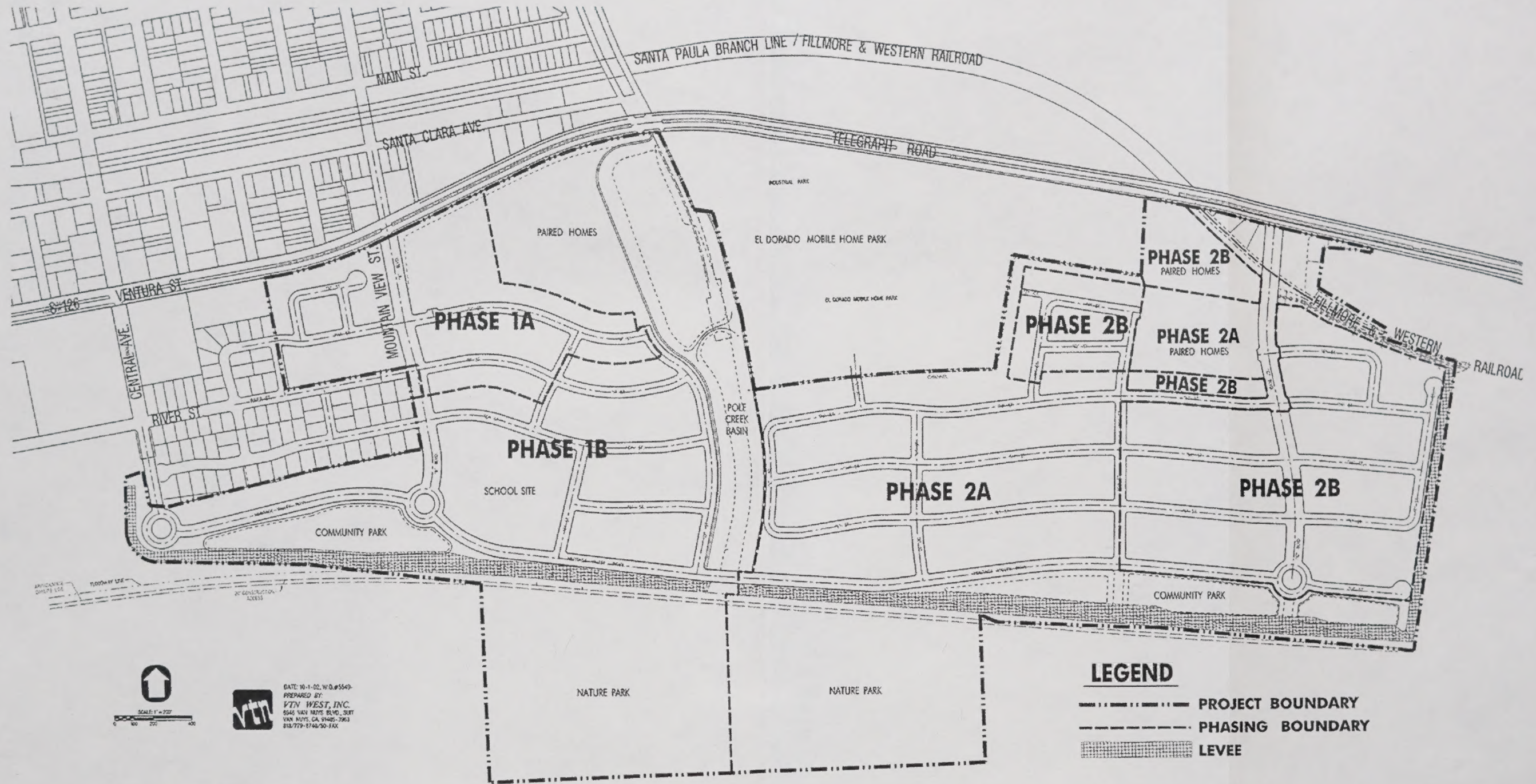




Exhibit 56

Prepared:
12/6/02**Heritage Valley Parks Specific Plan - Land Use Phasing**

Estimated Time Line: 2004 ----- 2005 ----- 2006 ----- 2007 ----- 2008 ----- 2009 ----- 2010

Estimated Home Units												
		Phase 1-A	Phase 1-B	Phase 2-A	Phase 2-B	Total Project						
LAND USE AREAS		Approximate Number of: Acres, Other Land Use Areas & Homes by Phase								Totals		
		# of Acres*	# of Homes	# of Acres*	# of Homes	# of Acres*	# of Homes	# of Acres*	# of Homes	# of Acres*	# of Homes	Du/ac*
<u>Residential</u>												
Paired Homes		5.5	50	11.0	101	6.0	55	5.9	55	28.4	261	9.2
6,000 sf Lots		18.2	89	-	-	12.7	58	14.8	66	45.7	213	4.5
8,000 sf Lots		1.6	6	15.1	46	14.7	54	12.0	45	43.4	151	3.5
10,000 sf Lots		1.5	3	11.8	28	15.4	38	23.9	56	52.6	125	2.4
Total of Residential Planning Areas:		26.8	148	37.9	175	48.8	205	56.6	222	170.1	750	4.3
<u>Parks & Open Space</u>												
Community Park		-		13.8		19.5		-		33.3		
Nature Park		-		26.3		25.9		-		52.2		
Elementry School Site		-		10.6		-		-		10.6		
Fire Sub-Station Site		-		-		0.9		-		0.9		
Flood Control Basin & Channel		-		21.8		5.5		-		27.3		
Misc. Areas		-		1.8		5.0				6.8		
Parks & Open Space Sub-Total		-		74.3		56.8		-		131.1		
PROJECT TOTALS		26.8	148	112.2	175	105.6	205	56.6	222	301.2	750	2.5

*acreage numbers = Gross Acreage Calculations

Redevelopment Project Area Residentia				
Paired Homes	5.5	50	11.0	101
6,000 sf Lots	18.0	86	-	-
8,000 sf Lots	1.6	-		
10,000 sf Lots	1.5	-		
Total of Residential Planning Areas:	26.6	136	11.0	101

<u>Total Redevelopment Proj. Area</u>		
16.5	151	
18.0	86	
1.6	-	
1.5	-	
37.6	237	6.3

Heritage Valley Parks Specific Plan - Capital Improvement Phasing

prepared
12/6/2002

Estimated Time Line:

2004 ----- 2005 ----- 2006 ----- 2007 ----- 2008 ----- 2009 ----- 2010

Estimated Capital Improvements

units

Capital Improvements Using Public Financing

Community Facility District (CFD) Improvement Funds

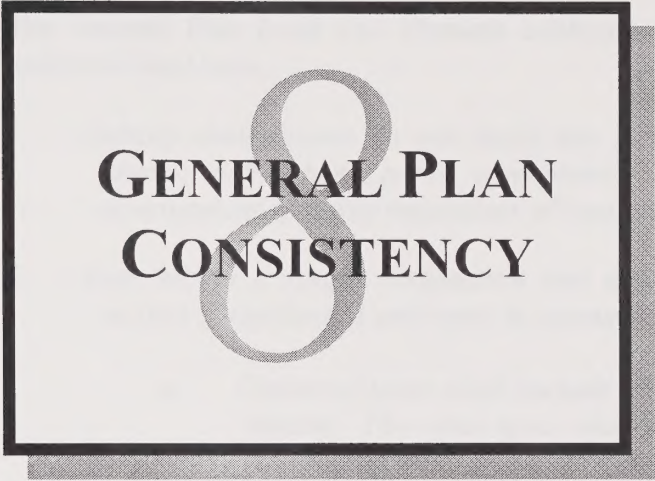
Elementy School	(K-6 School housing approx. 600 students)	acres	-	10.6	-	-	10.6	acres
Levee	Soil Cement Levee	acres	-	2.7	5.3	-	8.0	acres
Mountain View Entry	Mt.View Rd., Bridges, Lndscp & Lakes	sq. ft.	104,544	-	-	-	104,544	sq. ft.

Capital Improvements Using Private Financing

Curb, Gutters & Street Paving		sq. f.t.	320,000	330,000	450,000	240,000	1,340,000	sq. f.t.
Sewer System Infrastructure		l.f.	7,500	10,000	12,000	9,000	38,500	l.f.
Water System Infrastructure		l.f.	9,500	11,000	12,500	14,000	47,000	l.f.
Storm Drain System Infrastructure		l.f.	8,000	5,700	4,500	2,300	20,500	l.f.
Traffic Signals		ea.	1		2		3	ea.
Street Lights		ea.	100	120	150	90	460	ea.
Pole Creek & Basin Improvements	(includes Lndscping / Irrigate)	acres		19.0			19.0	acres
El Dorado Channel improvements		acres			3.3		3.3	acres
Bridges		ea.	2	1 *	4		7	ea.
Community Parks & Trails		acres		13.0	19.1		32.1	acres
Round Abouts		acres		0.8	0.4		1.2	acres
Nature Park		acres		26.3		25.9	52.2	acres
Street Medians & Street Parkway Landscaping		acres	4.0	4.2	4.5	2.2	14.9	acres
City Gateway Entry	East Entry off 126.	sq. ft.			4.9		4.9	sq. ft.
Fire Sub Station		acres				0.9	0.9	acres

* El Dorado access across Pole Creek





GENERAL PLAN CONSISTENCY

8.1 INTRODUCTION

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption of specific plans as an implementation tool for the local general plan. Specific plans must be consistent with the goals and policies of the General Plan.

The following discusses how the Heritage Valley Parks Specific Plan addresses the policies of the City of Fillmore 1988-2010

General Plan, as amended, that are applicable to the project and the project's consistency with them.

LAND USE ELEMENT

Land Use Map

The City of Fillmore 1988-2010 General Plan Land Use Element establishes land use designations and guidelines for residential, commercial, industrial, and other development within the City and its Sphere of Influence. Portions of the Heritage Valley Parks Specific Plan are located within the City and its existing (December 2001) Sphere of Influence. The General Plan Land Use Map designates those areas of the project located within the City and existing Sphere of Influence as Low Density Residential, 1-7 dwelling units per acre and Open Space. A portion of the Heritage Valley Parks Specific Plan area is located within unincorporated Ventura County outside of the City's existing Sphere of Influence designated as Agriculture-Exclusive on the Ventura County General Plan Land Use Map as illustrated on Exhibit 7, Existing Land Use.

Implementation

The Heritage Valley Parks Specific Plan complies with the City's General Plan Land Use designation of "Low Density Residential and Open Space". Land uses proposed for Heritage Valley Parks include 750 single family homes to be developed on 170.1 acres of the project site at a density of 4.4 dwelling units per acre, and public facilities, including public parks, an elementary school, fire substation site and flood control improvements on 131.1 acres of the project site.

As part of the project, the City's current Sphere of Influence as illustrated on Exhibit 7, Existing Land Use, will be amended to include the project area located outside the current Sphere of Influence. This area will be designated in the General Plan as "Specific Plan" and will be pre-zoned to a "Specific Plan" zoning district classification consistent with the General Plan land use designation.

HERITAGE VALLEY PARKS



INTRODUCTION

Heritage Valley Parks is a new program of the City of Pittsburgh, designed to provide a high-quality, scenic, and recreational experience for the residents of the City. The program is a result of a long-term visioning process that began in 1995 and was completed in 2000. The program is a result of a long-term visioning process that began in 1995 and was completed in 2000.

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LABOR MARKET

1. Labor Market

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Standards Of Development

The General Plan Land Use Element establishes the following standards of development for residential land uses.

1. *Density designations do not imply any particular development form (e.g. single family homes, mobile home parks, apartments), instead, density describes the general level of development intensity regardless of type, mix or form.*
2. *Both within a single designation and among two or more designations, the clustered mixing of residential unit types is encouraged. The following conditions shall apply:*
 - a. *Clustered units shall include open space in conformance with the designated density. This open space shall be classified as a non-buildable area available for recreational use and as aesthetic relief.*
 - b. *The development shall conform to the City's Planned Unit Development Ordinance, and*
 - c. *Any adverse impacts on adjacent properties shall be minimized.*
4. *The maximum allowable density should not be interpreted as the preferred density. Requirements for parking, setbacks, open space, etc., will decide actual density. Lower densities within any classification are permissible.*

Implementation

Heritage Valley Parks provides a mix of single family detached homes and paired homes, at a density of 4.4 dwelling units per acre for the 170.1 acre residential land use area. This is within the level of intensity established by the General Plan "Low Density Residential" land use designation of 1-7 dwelling units per acre. Residential uses are clustered within land areas suitable to sustain residential development while reserving 85.5 acres as permanent public parks available for recreational use and aesthetic relief and 27.3 acres for flood control improvements, including development of a public multi-use trail system, 10.6 acres for a public school, and .9 acres for a fire substation site.

The City of Fillmore has not enacted a "Planned Unit Development Ordinance". The Heritage Valley Specific Plan will address the comprehensive planning and development of the project site (the type of development usually contemplated by a PUD ordinance) through establishment of specific land use development areas, provision of public parks, open space, infrastructure and facilities to serve the planned development, and the establishment of design guidelines and development standards to insure that development of the project will result in a quality development designed to blend with the historic small town character of Fillmore.

The El Dorado Mobile Home Estates are located adjacent to Heritage Valley Parks. At present the El Dorado Mobile Home Estates has one access to the project from Highway 126. As part of the

HERITAGE VALLEY PARKS

Standards for Development

The General Film Unit has a strong emphasis on the following aspects of development for individual projects:

1. The development of a script, and the quality of the script, is the most important factor in the development of a project. The script should be well written, well structured, and well paced. It should also be well researched, and well informed. The script should be well written, well structured, and well paced. It should also be well researched, and well informed.
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General Film Consistency

Heritage Valley Parks development, a secondary access for El Dorado Mobile Home Estates will be provided as a traffic safety measure. Additionally, a bridge will be constructed from the El Dorado Mobile Home Estates across Pole Creek. These improvements will provide vehicular, pedestrian, and bicycle connectivity for the mobile home residents to the proposed community park, nature park, City Bikeway, Santa Paula Branch Line Trail and the rest of Fillmore. Other adjacent residential uses will be protected by sound walls and landscape buffers.

SPECIAL OVERLAY DISTRICTS

Significant Habitat Areas

The Heritage Valley Parks Specific Plan is located within a Significant Habitat Overlay District. As part of this project the General Plan has been amended to provide that the land use goals and policies governing development in the Southeast Specific Plan shall be those set forth in this Specific Plan.

Heritage Valley Parks/Policy 1: Significant habitat within Heritage Valley Parks is that area delineated as jurisdictional by state and/or federal regulatory agencies, as set forth on Exhibit 58 of the Specific Plan. Development within significant habitat is permitted subject to appropriate on site mitigation pursuant to a General Plan amendment approved by the City Council. Where on-site mitigation is not feasible, the applicant may provide off-site mitigation measures, including preservation and/or enhancement of areas with potentially high value. Prior to development within Heritage Valley Parks, a report shall be prepared by a qualified biologist to determine recommended mitigation measures which should be incorporated into the project to mitigate impacts of development in significant habitat.

Implementation:

Approximately 85.5 acres of land within the project site has been delineated as jurisdictional by state and federal regulatory agencies as described on Exhibit 58 of the Specific Plan. The Heritage Valley Parks Specific Plan development proposal has been evaluated by a qualified biologist to determine the impacts of the planned development and to recommend measures to mitigate any impacts. Approximately 48.1 acres of significant habitat area will be utilized for development. The biologist's report recommends (1) that on-site habitat preservation and/or enhancement shall include, in part, the reservation of 52.2 acres as a public nature park and (2) that, as part of project implementation, the developer participate in off-site restoration and/or enhancement of areas with potentially high habitat value.

The Heritage Valley Parks Specific Plan provides for preservation of 52.2 acres of natural and/or enhanced habitat area as a nature park. The nature park will be composed of natural and/or enhanced habitat acreage reserved within the Santa Clara River flood plain adjacent to the levee planned for construction as part of the project. The nature park will include interpretive signage and posted restricted areas designed to increase public awareness of environmental preservation and conservation.

Additional on-site habitat restoration and enhancement will be implemented within Pole Creek. The Pole Creek Channel includes significant habitat, as described on Exhibit 58, which has historically been disturbed as a result of flood control improvements to the channel. As part of the development of Heritage Valley Parks, revegetation of both sides of the Pole Creek channel with native materials will be implemented to restore this habitat to a natural condition.

Off-site habitat acreage will be restored and/or enhanced to replace the habitat area proposed for development, on approximately 48 acres. The exact acreage to be preserved and/or enhanced off-site will be determined by appropriate local, state and/or federal regulatory agencies as part of the required permitting process of each agency.

A biological assessment has been prepared as part of the environmental impact report (EIR) for Heritage Valley Parks by the City of Fillmore. The EIR will include recommended mitigation measures to be incorporated into the project, as determined by the City of Fillmore.

Heritage Valley Parks/Policy 2:

Where development abuts remaining or newly established significant habitat, vegetative buffers shall be included, if feasible, as determined by the City of Fillmore.

Implementation

Development of Heritage Valley Parks will include construction of a levee to protect the development areas from flooding. Segments of the Santa Paula Branch Line Trail and the City Bikeway will be constructed alongside and on top of the levee. The levee will be landscaped on both sides with native and non-invasive plant materials. Between the levee and developed areas to the north, a public community park will be developed along the entire length of the southerly boundary of the project. Heritage Valley Parkway, a 53 foot wide collector street, will be constructed along the southerly boundary of the project adjacent to the community park. The combined effect of the levee, the community park and Heritage Valley Parkway will minimize any potential conflicts between significant habitat areas and areas of new development. With regard to newly created habitat areas within Pole Creek, landscaped buffers will be provided along both sides of the channel.

Flood Hazard Overlay District

Portions of the project site are located adjacent to the Santa Clara River within the Flood Hazard Overlay District, as indicated in the General Plan. The General Plan requires that any development proposal for property located within or adjacent to the designated 100-year flood shall be subject to review by the Ventura County Flood Control District. The General Plan also requires that all costs associated with project design improvements and mitigation measures necessary to reduce or eliminate flood hazard shall be borne by the project.

Implementation

In order to establish the limits of development, a hydraulic analysis of the Santa Clara River has been performed to more accurately define the floodplain and floodway lines within the project site. This analysis has been performed cooperatively by the City of Fillmore and Ventura County. Ultimately, the Federal Emergency Management Agency (FEMA) will process a Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River, after approval by Ventura County and the City of Fillmore.

Once the floodplain and floodway lines have been established, a precise levee alignment will be developed and a levee constructed for scour and flood control protection for the 100-year storm event. The alignment will strategically maximize protection of the development, minimize impacts to the resource and environmental areas and minimize any potential off-site hydraulic effects. The levee will extend above the 100-year storm water elevation at the Santa Clara River for freeboard requirements and below the river's historic lowest invert elevation for scour protection. The applicant and the City are reviewing alternative financing mechanisms for the construction of the levee. Appropriate funding mechanisms will be identified as part of the Heritage Valley Parks Development Agreement.

Land Use Element Policies

- 1-1 Population growth and attendant urban development shall be accommodated by infill development prior to expanding City limits.*

Implementation

Approximately 66.5 acres of Heritage Valley Parks are located within existing City limits and 234.7 acres are located within the City's existing and proposed sphere of influence. The 66.5 acres located within the City limits represents one of the last remaining parcels in the City of significant size available for development. The City envisions a master planned community for its southeast area. In order best to achieve its vision, the City has determined that inclusion of the existing and proposed sphere of influence areas in the specific plan is desirable. At this size, the Heritage Valley Parks Specific Plan can support a master plan for the development of residential uses with concurrent infrastructure and amenities. Those amenities include public parks and trails, a public elementary school, fire-substation and other public facilities. Phase 1 of project development will consist of 139 acres including the 66.5 acres presently located within the City infill. The remaining 162.2 acres, composing Phase 2, are located within the area ultimately to be annexed to

the City. There is no available infill development that could support this community without expansion of City limits.

1-2 Wherever residential uses are proposed adjacent to either industrially-designated lands and/or Highway 126, the potential conflicts between these land uses shall be mitigated-through the establishment of fire retardant and native vegetative buffers of not less than 50 feet.

As part of this project the General Plan has been amended to provide that the land use goals and policies governing development in the Southeast Specific Plan shall be those set forth in this Specific Plan. The following policy is established for Heritage Valley Parks.

Heritage Valley Parks/Policy 3:

Buffering shall be provided for new land uses abutting Highway 126 and the Santa Paula Branch Line/Fillmore and Western Railroad to minimize potential impacts between the highway and railroad right of ways and areas of new development within Heritage Valley Parks. Buffering may include walls, landscaping and/or grade differentials where appropriate.

Implementation

Portions of Heritage Valley Parks are located adjacent to Highway 126 at substantially lower grades than the highway. At the western portion the grade differential is almost 20 feet. In the east, near Pole Creek, the differential is approximately 5–6 feet. Other portions of Heritage Valley Parks are located adjacent to the Santa Paula Branch Line/Fillmore and Western Railroad right of way. As part of the project, a six foot high community theme wall and landscaping will be constructed adjacent to Highway 126 and the railroad right of way. The landscaping includes street trees, ground covering, and a landscape buffer. The combination of grade differentials, the installation of community theme walls, and landscaping will minimize potential conflicts between new development and the transportation corridors located adjacent to the project site.

1-3 Wherever urban uses are proposed adjacent to significant habitats, the State Fish Hatchery, and agricultural lands under LCA contract, the potential conflicts between the urban and sensitive uses shall be mitigated through the establishment of fire retardant and native vegetative buffers of no less than 100 feet.

As part of this project the General Plan has been amended to provide that the land use goals and policies governing development in the Southeast Specific Plan shall be those set forth in this Specific Plan. The following policy is established for Heritage Valley Parks.

Refer to Heritage Valley Parks/Policy 2:

Where development abuts remaining or newly established significant habitat, vegetative buffers shall be included, if feasible, as determined by the City of Fillmore.

Implementation

Development of Heritage Valley Parks will include construction of a levee to protect the development areas from flooding. Segments of the Santa Paula Branch Line Trail and the

HERITAGE VALLEY PARKS

The City of San Francisco will be pleased to accept the following
recommendations of the Board.

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City Bikeway will be constructed alongside and on top of the levee. The levee will be landscaped on both sides with native and non-invasive plant materials. Between the levee and developed areas to the north, a public community park will be developed along the entire length of the southerly boundary of the project. Heritage Valley Parkway, a 53 foot wide collector street, will be constructed along the southerly boundary of the project adjacent to the community park. The combined effect of the levee, the community park and Heritage Valley Parkway will minimize any potential conflicts between significant habitat areas and areas of new development. With regard to newly created habitat areas within Pole Creek, landscaped buffers will be provided along both sides of the channel.

- 1-9 *The costs of present and future public facilities improvements shall be borne by their users in reasonable proportion to the benefits received.*

Implementation

Public improvements, such as roadways and infrastructure to serve Heritage Valley Parks will be installed by the project developer using private funding mechanisms. The development of Heritage Valley Parks will include the dedication of a 33.3 acre public community park and a 52.2 acre public nature park to be constructed by the project developer for the enjoyment of the Fillmore community. A 10.6 acre public school site will be set aside by the developer for the construction of an elementary school to serve the K-5 needs of the Fillmore community. As part of the development of Heritage Valley Parks an elementary school will be constructed. A .9 acre site will be set aside by the developer for the construction of a fire substation facility.

CIRCULATION ELEMENT

The General Plan Circulation Element describes the movement of people and goods within and around the city through a circulation network composed of highways, streets, truck routes, pedestrian ways, bikeways and parking.

Circulation Element Policies

- II-1 *Vehicular traffic within residential areas shall be directed wherever possible to arterials to improve neighborhood safety and living quality.*

Implementation

Heritage Valley Parks includes a hierarchy of streets and entries designed to insure neighborhood safety and preserve a traditional neighborhood quality of living. Vehicular access to Heritage Valley Parks occurs from theme boulevards with a 94 foot right of way intersecting in a north/south direction with Highway 126, the primary arterial serving Heritage Valley Parks. Local residential streets with a 56 foot right of way intersect with these theme boulevards in an east/west direction directing traffic to and from each residential neighborhood to theme boulevards. The local interior street pattern is completed by connecting north south local interior streets. Heritage Valley Parkway, a 53 foot wide collector street extends along the southerly boundary of the project site in an east/west

HERITAGE VALLEY PARKS

direction providing an alternative to Highway 126 for traffic crossing the project site in an east/west direction.

- II-4 Development proposals shall include sidewalks, pathways or other appropriate features to encourage walking and provide design at a "human scale".*

Implementation

Streets within Heritage Valley Parks will have sidewalks on both sides of each street, throughout the project site. These sidewalks will be separated from the street by a landscaped parkway planted with trees, shrubs and groundcover. The streets are designed to promote a sense of a pedestrian protected area in order to cause slower traffic speeds, encouraging walking and social interaction. The human scale of streets within Heritage Valley Parks will be emphasized through the use of front porches on homes wherever feasible to encourage friendly interaction among neighbors on the street. Additionally, a gated pedestrian access will be provided for the residents of the El Dorado Mobile Home Estates.

Segments of the Santa Paula Branch Line Trail and the City Bikeway will be constructed within Heritage Valley Parks. These segments will serve to provide connectivity to the pedestrian path network constructed adjacent to the streets within the project site. The network of sidewalks will connect residential neighborhoods to the public parks, the Santa Paula Branch Line Trail, the City Bikeway, the elementary school site and the rest of Fillmore.

- II-5 The use of the bicycle for transportation and recreational uses shall be encouraged through the development of a bikeway system and public awareness programs.*

Implementation

Bicycle trails are integral to creating accessibility and mobility within Heritage Valley Parks. An off-street bicycle trail system will be provided within the right of way of each theme boulevard within the project site. Segments of the Santa Paula Branch Line Trail, a multipurpose trail, and the City of Fillmore Master Planned Bikeway will be developed as part of Heritage Valley Parks. The bicycle trail system will link residential neighborhoods, parks, the elementary school site and community facilities. This comprehensive bicycle trail system will connect Heritage Valley Parks to the portion of the Fillmore community located north of Highway 126.

- II- 7 Design standards for all City streets shall include landscaping, lighting, signage and street furniture.*

Implementation

All streets within Heritage Valley Parks will be landscaped and will include street lighting and street signage. The theme collector parkways will incorporate benches integrated with the street tree layout. The streetscape for Heritage Valley Parkway will consist of landscaping and lighting with benches, interpretive signs, shade structures and trail markers

provided on the south side of Heritage Valley Parkway adjacent to the community park and the nature park.

II-11 The future development of alleys shall be discouraged.

Implementation

Residential development within Heritage Valley Parks will be served by a system of collector streets and local public and private interior streets. Alleys are not proposed within Heritage Valley Parks nor will they be allowed in the future.

II- 12 Points of conflict at intersections and driveways along Highway 126 shall be discouraged in order to promote safe traffic flow throughout the City. This shall be done through lot consolidation and joint access for retail development.

Implementation

The circulation and access plan for Heritage Valley Parks limits access to the project site from Highway 126 to two proposed new intersections. No driveways are permitted along Highway 126. The two new access points are proposed at Mountain View Street and Central Avenue, existing north/south streets intersecting Highway 126. Limiting the number and location of new intersections along Highway 126 will reduce traffic conflicts along Highway 126 and promote the safe ingress and egress of traffic to and from the project site. The project does not include the type of small retail development that requires lot consolidation and joint access.

II- 13 Driveway access to collector streets shall be discouraged and short, local streets that feed traffic onto collector streets shall be discouraged.

Implementation

The circulation plan for Heritage Valley Parks includes the development of collector and local interior streets. With the exception of one collector, Heritage Valley Parkway, driveways will not be permitted along the collector streets. Homes will front along Heritage Valley Parkway to take advantage of the views to the community park, the nature park and the Santa Clara River Valley beyond. Driveways to these residences will be provided from Heritage Valley Parkway. Heritage Valley Parkway is a local east/west residential collector serving only the residents of Heritage Valley Parks and will be designed for slower traffic speeds. The project does not include short local streets.

HOUSING ELEMENT

The General Plan Housing Element is a state mandated element designed to address the housing needs of all socio-economic segments of the Fillmore community.

Housing Element Policies

III-3 New projects shall be evaluated for their impact upon the City's fiscal condition.

Implementation

As part of the review by the City of the Heritage Valley Parks Specific Plan, the City will prepare a fiscal impact assessment of the proposed project.

III-5 Siting and design practices which preserve the long-term housing quality, ensure long-term energy efficiency, increase security and reduce potential for crime shall be encouraged.

Implementation

The Heritage Valley Parks Specific Plan provides a comprehensive quality development of residential neighborhoods, parks and public facilities designed to create a secure livable community for its residents. Heritage Valley Parks combines residential neighborhoods with recreation areas offering opportunities for social gathering within an open space setting to promote community. The project's public areas are visible to enhance security.

A variety of residential housing types will be served by recreational amenities such as 85.5 acres of public parks and 27.3 acres of a flood control levee, including a multi-purpose public trail, public facilities including a public elementary school, a site for a library, community center and/or other public facilities, and a site for a fire sub-station will be provided. Long term housing quality will be preserved and enhanced by these amenities.

Site planning for Heritage Valley Parks also implements the following to further promote energy efficiency, increase security, reduce potential for crime and preserve the long-term quality of the project.

Walking and biking will be encouraged through development of a pedestrian and bicycle circulation system, providing connectivity to the rest of the Fillmore community. Residential development will be located within walking and biking distance of the commercial, retail, and service uses located within downtown Fillmore. Residential development will be equipped with the latest technology for internet access allowing residents to shop and work on-line, thereby reducing vehicle trips and enhancing security.

HERITAGE VALLEY PARKS

General Plan

The General Plan is a long-range policy document that provides a framework for the city's future. It is the foundation for all other planning and development in the city.

General Plan Update

The General Plan is a living document that evolves over time. It is updated periodically to reflect changes in the city's needs and priorities.

Update Process

The update process involves a series of steps, including public input, analysis, and decision-making. It is a collaborative effort that involves all levels of the city government.

The update process is a continuous one, with ongoing public input and analysis. It is a process that is designed to be transparent and accountable to the public.

Update Goals

The update process has several goals, including to provide a clear vision for the city's future, to identify key issues and challenges, and to develop strategies to address them. It is a process that is designed to be inclusive and participatory.

The update process is a key part of the city's planning and development process. It is a process that is designed to be transparent and accountable to the public. It is a process that is designed to be inclusive and participatory.

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General Plan Update

Energy efficiency will be incorporated into the design of neighborhoods by orienting streets in an east/west direction wherever feasible, allowing for a southerly orientation of residential development to promote energy efficiency. Large canopy trees will be utilized in public areas such as parkways, medians and the community park to achieve natural ventilation and cooling.

Design guidelines and development standards will be developed to address the unique natural setting of the area and to promote development of traditional neighborhoods, blending with the existing traditional small town character of Fillmore. Houses will face each other to reduce the potential for crime.

III-6 Cluster and planned development as a means to reduce costs and provide open space shall be promoted.

Implementation

Heritage Valley Parks is a planned development composed of 301.2 acres, with residential uses clustered around open space uses, composed of 112.8 acres representing 37% of the project site. Open space uses include a 33.3 acre community park, a 52.2 acre nature park and 27.3 acres for flood control improvements, including a levee with a multipurpose recreational trail meandering on and along-side the levee.

III-11 Use of solar energy systems shall be encouraged.

Implementation

Streets within Heritage Valley Parks will be oriented in an east/west direction wherever feasible, allowing for a southerly orientation of residential development to encourage the use of solar energy systems. The use of large canopy trees in public areas such as parkways, medians, and the community park will be incorporated in order to achieve natural ventilation and cooling.

III-12 Landscape standards which ensure long term energy and water efficiency shall be promoted.

Implementation

Public areas such as parkways, medians, and the community park within Heritage Valley Parks will be landscaped with plant material that is considerate of water use and long term maintenance needs and with large canopy trees which achieve natural ventilation and cooling. Plant materials, such as a combination of deciduous and evergreen plants, will used to reinforce the seasonal changes of the Santa Clara River Valley and surrounding neighborhoods.

III- 15 Housing opportunities shall be promoted to all residents regardless of age, race, sex, marital status, ethnic background, income or other arbitrary factors, consistent with the expected housing needs of the residents of Fillmore.

Implementation

Heritage Valley Parks provides a mix of housing types to address the needs of a variety of economic segments of the population and lifestyle choices. The mix of residential products will include paired homes, ideal for “empty nesters,” and a variety of single family detached products for family living. Heritage Valley Parks will not discriminate in the sales of residential products and will comply with County adopted fair housing practices.

III-16 CC&R's and homeowner's associations shall be encouraged to maintain the quality and condition of housing stock.

Implementation

Covenants, Conditions, and Restrictions, (CC&R's) will be recorded by the developer of Heritage Valley Parks as a means of insuring and enforcing quality design and development.

CONSERVATION AND OPEN SPACE ELEMENT

The General Plan Conservation and Open Space Element identifies issues related to resource conservation, air quality, biological resources, visual resources, cultural resources and open space.

Conservation/Open Space Element Policies

IV-1 Site specific biological reviews shall be required of development proposals within the Significant Habitat Overlay District. The reviews shall specifically address sensitive natural habitats, riparian and aquatic habitats, and wildlife migration corridors.

Implementation

The General Plan states that portions of the project site are located within a Significant Habitat Overlay District. Site specific biological reviews have been performed for the proposed project by a qualified biologist in order to determine the impacts of development on significant habitat areas and to recommend mitigation measures for incorporation into the specific plan. The biologist's report analyzed sensitive habitats, riparian and aquatic habitats and possible wildlife migration corridors. The biology report identifies approximately 85.8 acres of wetlands subject to the jurisdiction of the California Department of Fish and Game. Approximately 52.2 acres of this area will be preserved within the project and approximately 48.1 acres will be subject to development. As part of the implementation of the Heritage Valley Parks Specific Plan, the developer will preserve additional habitat acreage off-site in an amount determined by the applicable regulatory agency.

The biological assessment prepared for Heritage Valley Parks will be reviewed by the City as part of the environmental impact report (EIR) prepared by the City for the project.

The City's environmental analysis for Heritage Valley Parks will include recommended mitigation measures for the project where necessary.

- IV-5 The City shall strive to provide open space within the City in a mix of settings and with appropriate facilities.*

Implementation

Heritage Valley Parks provides open space areas within a planned residential setting. These open space areas include a 33.3 acre community park, a 52.2 acre nature park and 27.3 acres of flood control improvements, including a levee with a multipurpose recreational trail meandering on and along-side the levee.

- IV-6 Significant entrance points into the City shall incorporate design features which create a sense of entry into the Community and emphasize its natural setting.*

Implementation

A City Gateway entry to Heritage Valley Parks will be located along Highway 126 approaching downtown Fillmore. Design elements planned for this City Gateway entry capture the character of Fillmore by incorporating both agricultural and train heritage. Punctuated by a water tower landmark reminiscent of traditional farm architecture, this entry includes the use of existing bridges, a water element, a wall element, and a fountain.

- IV-7 Land use decisions shall be consistent with the Ventura County Air Quality Management Program.*

Implementation

The Heritage Valley Parks EIR to be prepared by the City will evaluate the air quality impacts of the proposed project in accordance with the adopted Ventura County Air Quality Management Program and will recommend appropriate mitigation measures.

- IV-8 Programs which reduce vehicle trip length, reduce dependency on the automobile or otherwise act to maintain or improve air quality shall be encouraged.*

Implementation

Heritage Valley Parks will be developed with a network of bikeways and pedestrian paths integrated into the design of the project to encourage bicycle travel and walking as an alternative to the use of the automobile. Segments of the Santa Paula Branch Line Trail and the City of Fillmore Master Planned Bikeway system will be developed as part of Heritage Valley Parks. These bicycle and pedestrian trails will connect to local off-street bike trails and off-street sidewalks within the theme boulevards, forming a network between Heritage Valley Parks and the Fillmore community located north of Highway 126. A bridge will be constructed across Pole Creek to the El Dorado Mobile Home Estates to connect that community to the bicycle and pedestrian trails of Heritage Valley Parks.

The City's environmental review for Project 1 will follow the same process as the City's environmental review for the other two projects.

- 11.2 The City shall ensure that the project is consistent with the General Plan and the following policies:

11.2.1 General Plan Policy 11.2.1.1 The City shall ensure that the project is consistent with the General Plan and the following policies:

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11.2.4.1.1.4 The City shall ensure that the project is consistent with the General Plan and the following policies:

11.2.4.1.1.5 The City shall ensure that the project is consistent with the General Plan and the following policies:

An off-street bicycle trail system will be provided within the right of way of each theme boulevard within the project site. The bicycle trail system will link residential neighborhoods to parks, the Santa Paula Branch Line Trail, the City Bikeway, the elementary school site, community facilities and the areas of Fillmore located north of Highway 126.

Residential development within Heritage Valley Parks will be equipped with the latest technology for internet access, allowing residents to shop and work on-line, thereby reducing vehicle trips.

- IV-15 Prior to site development, potential impacts on cultural resources in the City shall be evaluated and mitigated (as appropriate) pursuant to the California Environmental Quality Act.*

Implementation

The Heritage Valley Parks EIR to be prepared by the City will evaluate the potential environmental impacts of the proposed project on cultural resources pursuant to the California Environmental Quality Act and will recommend appropriate mitigation measures.

- IV-16 Native vegetation shall be preserved as much as possible during site development. Where site development occurs adjacent to natural communities, fire retardant and native vegetation shall be used in landscaped areas.*

Implementation

Approximately 52.2 acres of Heritage Valley Parks will be reserved in as a nature park and preserved in a natural condition and/or will be enhanced to a natural condition in those areas historically used for agriculture. Native vegetation will be preserved as much as possible within the nature park and/or will be reintroduced into the park. Fire retardant vegetation will be used in landscaped areas adjacent to natural communities where appropriate.

- IV-17 Where site development is proposed adjacent to a significant habitat (as defined in the Land Use Element), the State Fish Hatchery or agricultural land under LCA contract, a buffer of not less than 100 feet of fire retardant and native vegetation shall remain or be established between the sensitive area and the proposed development.*

Implementation

As part of the project, the General Plan has been amended so that the land use goals and policies for Heritage Valley Park are governed by this Specific Plan. Development of Heritage Valley Parks will include construction of a levee for protection of the development areas from flooding. The alignment of the levee will strategically maximize protection of the development, minimize impacts to the resource and environmental areas, and minimize any potential off-site hydraulic effects. Segments of the Santa Paula Branch Line Trail and the City Bikeway will be constructed alongside and on top of the

An off-site facility and system will be provided within the right-of-way of each parcel adjacent to the project site. The facility and system will not be located within the project site. The State Public Works Law (the "Law") requires the applicant to provide a minimum of 100 feet of right-of-way for the facility and system. The applicant shall provide a minimum of 100 feet of right-of-way for the facility and system.

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levee. Between the levee and developed areas to the north, a public community park will be developed along the entire length of the southerly boundary of the project site. Heritage Valley Parkway, a 53 foot wide collector street, will be constructed along the southerly boundary of the project site adjacent to the community park. The community park and the parkway adjacent to Heritage Valley Parkway will be planted with fire retardant materials. The combined effect of the levee, the community park and Heritage Valley Parkway will be to mitigate any potential conflicts between significant habitat areas and the proposed development.

- IV-18 All removal of riparian vegetation shall be replaced on a ratio of not less than 3 to 1, or other ratio as approved by the California Department of Fish and Game.*

Implementation

Approximately 48.1 acres of habitat will be removed as part of the development of Heritage Valley Parks. As part of the implementation of the Heritage Valley Parks Specific Plan, this habitat area will be replaced through preservation and/or replacement of habitat on and/or off-site in an amount determined in consultation with the California Department of Fish and Game.

- IV-21 Levees, when needed for the protection of urban development from 100 year floods, shall be constructed with mitigation measures for the biological and visual impact of these structures. In no way shall construction of a levee interfere with the preservation of fish passage, wildlife corridors or riparian vegetation.*

As part of this project the General Plan has been amended to provide that the land use goals and policies governing development in the Southeast Specific Plan shall be those set forth in this Specific Plan. The following policy is established for Heritage Valley Parks.

Heritage Valley Parks/ Policy 4:

Levee construction shall minimize interference with preservation of wildlife corridors or riparian vegetation.

Implementation

A levee will be constructed as part of the development of Heritage Valley Parks for scour and flood control protection for the 100-year storm event. The levee will be planted and will contain portions of the Santa Paula Branch Line Trail and City Bikeway, which will meander on top of, and adjacent to, the levee. There will be unobstructed views from the top of the levee to the Santa Clara River and valley beyond. The levee will be designed with gradual slopes and will include native vegetation providing wildlife cover. The levee will not interfere with wildlife corridors or the passage of fish. Interference with riparian vegetation will be minimized through mitigation.

- IV-22 Whenever feasible, levees shall incorporate recreation amenities, such as bikeways and bridle paths.*

HERITAGE VALLEY PARKS

Implementation

The development of the flood control levee as part of Heritage Valley Parks will include construction of a multi-purpose recreational trail meandering on and off the levee. The multi-purpose trail will consist of a segment of the Santa Paula Branch Line Trail and a segment of the City's bikeway system.

NOISE ELEMENT

The General Plan Noise Element addresses noise sources affecting various land uses and the relationship of noise to land uses.

Noise Element Policies

- V-1 The intrusion of excessive vehicle-generated noise into residential and other noise sensitive land uses shall be discouraged.*

Implementation

Portions of Heritage Valley Parks adjacent to Highway 126 will be impacted by vehicle noise generated from traffic along the highway. The Heritage Valley Parks development will include the construction of a noise attenuation barrier adjacent to Highway 126 to mitigate any potential noise impacts and limit the intrusion of excessive vehicle noise into the project.

- V-4 Residential development shall provide a maximum interior noise level of 45 dB(A) ldn in all new residential construction.*

Implementation

Residential development within Heritage Valley Parks will comply with interior noise level requirements adopted by the City through incorporation of industry accepted noise attenuation devices and materials.

SAFETY/SEISMIC ELEMENT**Safety/Seismic Policies**

- VI-1 Development projects shall conform to all codes related to fire safety.*

Implementation

Development within Heritage Valley Parks will conform to all codes related to fire safety.

- VI-3 Development in the 100-year flood plain shall conform to Federal and local protection standards.*

Implementation**HERITAGE VALLEY PARKS**

Heritage Valley Parks is located adjacent to the Santa Clara River within the 100 year flood plain. In order to establish the limits of development, a hydraulic analysis of the Santa Clara River has been performed to more accurately define the floodplain and floodway lines within the project site. This analysis has been performed cooperatively by the City of Fillmore and Ventura County. Ultimately, the federal Flood Emergency Management Agency (FEMA) will review and issue a Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River, following approval by Ventura County and the City of Fillmore.

VI-4 No urban development shall occur in those areas designated as a floodway by the Federal Emergency Management Agency.

As part of this project the General Plan has been amended to provide that the land use goals and policies governing development in the Southeast Specific Plan shall be those set forth in this Specific Plan. The following policy is established for Heritage Valley Parks.

Heritage Valley Parks/ Policy 5

Urban development within Heritage Valley Parks, is not permitted within the floodway. Urban uses include residential uses and public facilities. Non urban development within Heritage Valley Parks is permitted within the floodway. Non urban uses include parks with active and passive recreation improvements and infrastructure.

Implementation

Heritage Valley Parks is located adjacent to the Santa Clara River within the 100 year flood plain. In order to establish the limits of development, a hydraulic analysis of the Santa Clara River has been performed to more accurately define the floodplain and floodway lines within the project site. This analysis has been performed cooperatively by the City of Fillmore and Ventura County. Ultimately, the federal Flood Emergency Management Agency (FEMA) will review and issue a Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River, following approval by Ventura County and the City of Fillmore.

Once the floodplain and floodway lines have been established, a precise levee alignment will be developed and a levee constructed for scour and flood control protection for the 100-year storm event. The alignment will strategically maximize protection of the development and minimize any potential off-site hydraulic effects. The levee will extend above the 100-year storm water elevation at the Santa Clara River for freeboard requirements and below the river's historic lowest invert elevation for scour protection.

Uses to be developed within Heritage Valley Parks located north of the levee are residential urban uses. Uses within Heritage Valley Parks to be located south of the levee are non urban infrastructure and active and passive park uses.

HERITAGE VALLEY PARKS

...the Commission is not a decision-making body. It is a body that provides advice and recommendations to the Board of Supervisors. The Commission's role is to provide a forum for the public to express their views on the General Plan and to provide recommendations to the Board of Supervisors. The Commission is not a decision-making body. It is a body that provides advice and recommendations to the Board of Supervisors. The Commission's role is to provide a forum for the public to express their views on the General Plan and to provide recommendations to the Board of Supervisors.

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Public Hearing

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VI-5 New development shall conform to Uniform Building Code, or as amended by the City, all applicable State regulations (e.g., Alquist-Priolo Special Studies Zones), and all other recommendations prescribed by appropriate technical professionals.

Implementation

The project site is not located within an Alquist-Priolo Special Studies Zone. The Heritage Valley Parks development will conform to the Uniform Building Code, or as amended by the City, and all applicable State regulations, and the recommendations prescribed by appropriate technical professionals.

SERVICE AND PUBLIC FACILITIES ELEMENT

Service And Public Facilities Policies

VII-1 Wastewater treatment capacity shall be adequate to handle wastewater generated by existing and anticipated development.

Implementation

Sewer service for Heritage Valley Parks will be provided by the City of Fillmore. The City's sanitary sewer plant has an existing capacity of 1.3 MGD. Existing usage is approximately 1.15 MGD. The city has identified short term limits on capacity of the treatment plant. Plans are currently underway to expand the treatment plant. On an interim basis, no permits will be issued for development over and above the existing capacity.

VII-2 Surface runoff shall be directed to natural watercourses so as to minimize nuisance flooding and consequent property damage.

Implementation

The proposed drainage system for Heritage Valley Parks will consist of underground concrete box culverts and surface channels, within easements, from existing Caltrans culverts located adjacent to State Highway 126 through the project site to the Santa Clara River. This system will be sized as necessary to receive on-site drainage throughout the development of the project via curb inlet catch basins. In addition, the existing Ventura County Flood Control Pole Creek channel will be improved as necessary to mitigate the "hydraulic jump" that causes the occasional upstream overflow of the creek.

VII-4 The City shall implement, as financially feasible, an adopted Water System Master Plan.

Implementation

The City adopted an Urban Water Management Plan in November 2001.

VII- 5 The City shall implement, as financially feasible, the adopted Storm Drain Master Plan.

Implementation

HERITAGE VALLEY PARKS

The City of San Jose is a leader in the world in terms of innovation and technology. The City's General Plan is a key document that guides the City's future and is a reflection of the City's vision and values. The City's General Plan is a living document that is updated regularly to reflect the City's changing needs and priorities.

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2.1.1.3 The City's General Plan is a key document that guides the City's future and is a reflection of the City's vision and values.

The City has a Master Plan of Drainage. The proposed drainage system for Heritage Valley Parks will consist of underground concrete box culverts and surface channels, within easements, from existing Caltrans culverts located adjacent to State Highway 126 through the project site to the Santa Clara River. This system will be sized as necessary to receive on-site drainage throughout the development of the project via curb inlet catch basins. In addition, the existing Ventura County Flood Control Pole Creek channel will be improved as necessary to mitigate the “hydraulic jump” that causes the occasional upstream overflow of the creek.

- VII- 6 The City shall assist and cooperate with the Fillmore Unified School District to identify and procure additional and appropriately situated site(s) to accommodate future elementary school(s).*

Implementation

The Fillmore Unified School District is the school district serving the K-12 school needs of Heritage Valley Parks. As part of the development of Heritage Valley Parks, a public elementary school serving the K-5 school needs of both the project and the Fillmore community will be provided. The applicant will work with the Fillmore Unified School District to identify appropriate funding and/or financing mechanisms for construction of the school.

- VII-7 The City shall set as its top priority acquisition of additional parkland and more and efficient and creative utilization of existing recreational opportunities within the Planning Area in order to meet City parkland requirements as set forth in City Ordinance 425.*

Implementation

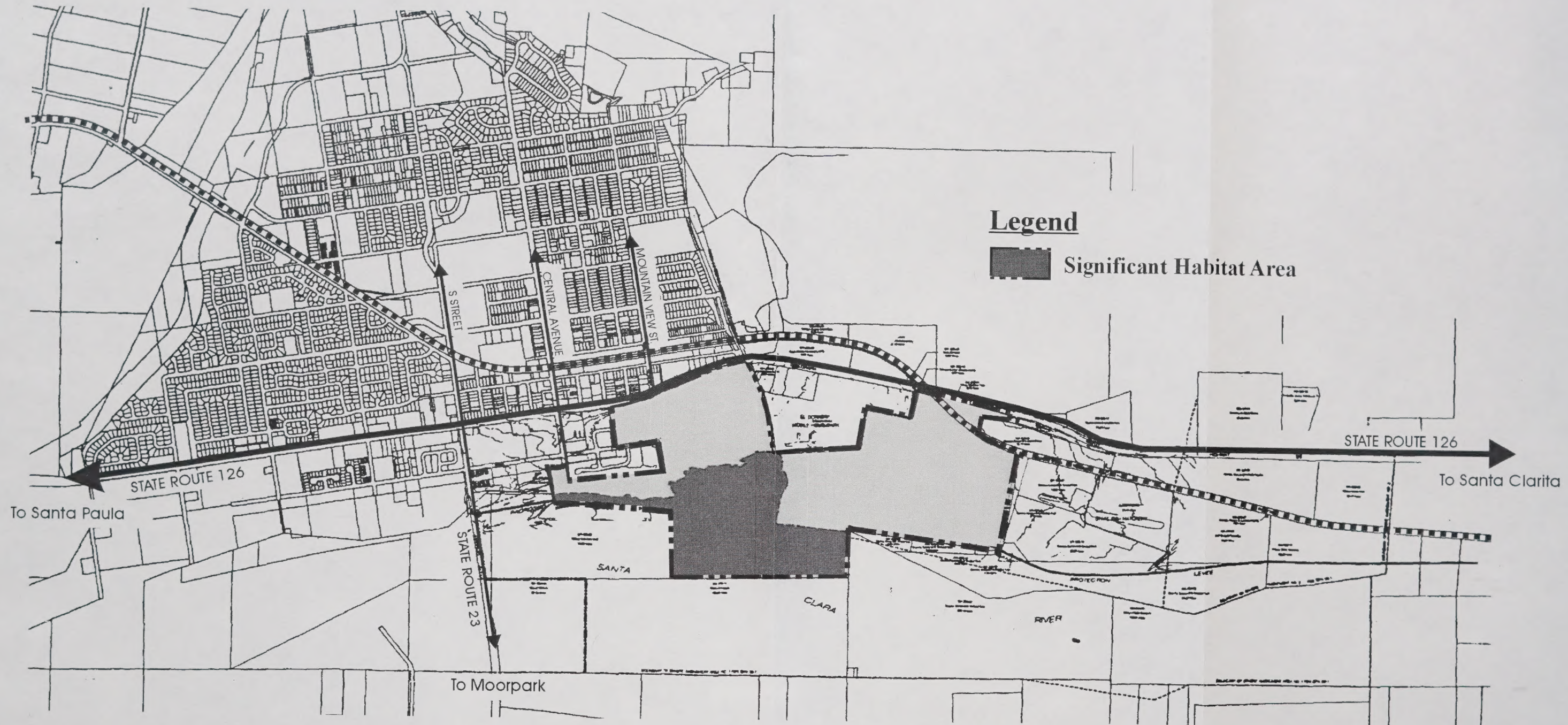
The Heritage Valley Parks Specific Plan provides for the development and dedication of approximately 85.5 acres of public parkland as described below. City of Fillmore Ordinance Number 425 requires the dedication of public parkland as part of a proposed development. The specific plan proposes to meet the local park requirements as follows:

- **Community Park**
A 33.3 acre public community park will be developed as part of Heritage Valley Parks. This community park will be improved pursuant to the requirements of the City of Fillmore and dedicated to the City for public use and will include picnic areas, tot lots, trails and open play fields. Support facilities such as restrooms, park commercial uses, and parking will also be provided.
- **Nature Park**
Approximately 52.2 acres of the project site will be reserved for a public nature park adjacent to the levee within the Santa Clara River flood plain. The nature park will be composed of areas adjacent to the Santa Clara River which will be left in a natural condition and areas historically used for agriculture which will be enhanced and returned to a natural condition. Improvements within the nature

park will be limited to a trail system providing an educational nature walk with posted interpretive information explaining the wildlife and vegetation found throughout the river valley.

HERITAGE VALLEY PARKS

Specific Plan
October 22, 2002



APPENDIX 1

City of Fillmore Species Palette by West Coast Arborist

APR 1 1997

CITY OF ELLIMORE SPECIAL DISTRICT NO. 1

City of Fillmore - Approved Specie Palette

PKWY	BOTANICAL NAME	COMMON NAME	ZONE	HEIGHT	SPREAD	TYPE	SOIL RESTRICTIONS
SITE PREPARATION TREES							
2	<i>Callistemon citrinus</i>	LEMON BOTTLEBRUSH	8,9, 12-24	25	20	Evergreen	Tolerates heat, cold and most adverse soil conditions
2	<i>Eriobotrya deflexa</i>	BRONZE LOQUAT	8-24	25	25	Evergreen	Does well in areas with limited irrigation
2	<i>Eucalyptus torquata</i>	CORAL GUM	5,6, 8-24	20	20	Evergreen	Heat and drought tolerant
5	<i>Gleditsia triacanthos</i>	HONEY LOCUST	1-16, 18-20	70	50	Deciduous	Tolerates heat, cold, acid to alkaline
5	<i>Melaleuca linariifolia</i>	FLAXLEAF PAPERBARK	9, 13-24, H1	30	30	Evergreen	Tolerates poor soil, heat, wind, acidity and salt air
5	<i>Podocarpus macrophyllus</i>	YEW PINE	4-9, 12-24	50	30	Evergreen	
5	<i>Sophora japonica</i>	JAPANESE PAGODA TREE	All zones	40	40	Deciduous	Tolerates most soil types and watering practices
7	<i>Eucalyptus ficifolia</i>	RED-FLOWERING GUM	5,6, 8-24	40	30	Evergreen	Drought tolerant.
8	<i>Alnus rhombifolia</i>	WHITE ALDER	1b-10, 14-21	65	40	Deciduous	Tolerates heat and wind; native to streams
8	<i>Ficus microcarpa 'Nitida'</i>	INDIAN LAUREL FIG	9,13, 16-24, H1, H2	40	80	Deciduous	Sturdy
8	<i>Morus alba</i>	WHITE MULBERRY	2-24, H1, H2	45	60	Deciduous	Very stress tolerant, heavy soils, heat, wind, salinity & alkalinity
INTERNAL RESIDENTIAL							
3	<i>Chitalpa tashkentensis</i>	CHITALPA	3-24,	25	25	Deciduous	Drought and wind tolerant
5	<i>Brachychiton populneus</i>	BOTTLE TREE	12-24	50	40	Evergreen	Well drained, loamy sand. But will grow in most So. Cal. Soils.
5	<i>Calodendrum capense</i>	CAPE CHESTNUT	19, 21-24	30	40	Semi-evergreen	Good in well drained, deep soils
5	<i>Cassia excelsa</i>	CROWN OF GOLD TREE	12,13, 19-24	30	20	Prtly evergreen	Drought tolerant, well drained
5	<i>Eucalyptus nicholii</i>	NICHOL'S PEPPERMINT	5,6, 8-24	40	30	Evergreen	Needs good drainage; drought tolerant.
5	<i>Firmiana simplex</i>	CHINESE PARASOL TREE	5,6,8,9, 12-24	30	25	Deciduous	Neutral or acidic soils, well drained
5	<i>Fraxinus angustifolia 'Raywood'</i>	RAYWOOD ASH	2b-9, 12-24	35	25	Deciduous	Does well in a variety of soils, from salty to clay loam
5	<i>Geijera parviflora</i>	AUSTRALIAN WILLOW	8,9, 12-24	40	25	Evergreen	Does well in a variety of soils, needs good drainage
5	<i>Koelreuteria paniculata</i>	GOLDENRAIN TREE	2-21,	35	40	Deciduous	Good in well drained, alkaline soils.
5	<i>Melaleuca styphelioides</i>	PRICKLY MELALEUCA	9, 13-24	40	30	Evergreen	Does well in most soils types; needs infrequent pruning.
5	<i>Pistacia chinensis</i>	CHINESE PISTACHE	4-16, 18-23	40	40	Deciduous	Grows in most soils and moderate alkalinity
5	<i>Pittosporum undulatum</i>	VICTORIAN BOX	16,17, 21-24, H1, H2	40	30	Evergreen	Needs well drained soil
5	<i>Quercus ilex</i>	HOLLY OAK	4-24,	45	45	Evergreen	Tolerates most soil types, salty-clay, drought, poor soils
5	<i>Rhus lancea</i>	AFRICAN SUMAC	8,9, 12-24	25	20	Evergreen	Tolerates heat, wind, drought
5	<i>Sapium sebiferum</i>	CHINESE TALLOW TREE	8,9, 12-16, 18-21	35	30	Deciduous	Does well in most soil types
5	<i>Tabebuia avellanedae</i>	LAVENDER TRUMPET TREE	15, 16, 20-24, H1, H2	60	40	Briefly deciduous	Best with well drained soils
THEME BOULEVARDS							
8	<i>Celtis sinensis</i>	CHINESE HACKBERRY	8-16, 18-20	40	30	Deciduous	Deep rooted. Tolerates strong winds, heat, drought and alkaline soils.
8	<i>Cinnamomum camphora</i>	CAMPHOR TREE	8, 9, 12-24, H1, H2	50	60	Evergreen	
8	<i>Magnolia grandiflora</i>	SOUTHERN MAGNOLIA	4-12, 14-24, H1, H2	60	40	Evergreen	
8	<i>Podocarpus gracilior</i>	FERN PINE	8, 9, 12, 13-24, H1, H2	50	50	Evergreen	
8	<i>Zelkova serrata</i>	SAWLEAF ZELKOVA	3-21	50	50	Deciduous	
8	<i>Koelreuteria bipinnata</i>	CHINESE FLAME TREE	8-24, H1	40	40	Deciduous	Hardy in most well drained soils w/moderate watering
8	<i>Lophostemon confertus</i>	BRISBANE BOX	15-17, 9-24, H1, H2	60	40	Evergreen	Tolerates most soils on sites from seacoast to inland valleys; alkaline
8	<i>Platanus acerifolia</i>	LONDON PLANE	2-24,	60	40	Deciduous	Shows some resistance to anthracnose; tolerates most soils.
8	<i>Ulmus p. 'Brea'</i>	BREA ELM	3-24	50	60	Either	Branches are more upright; larger leaves
8	<i>Ulmus p. 'True Green'</i>	TRUE GREEN ELM	3-24	50	60	Either	More evergreen, oval crown; darker leaves
THEME BOULEVARDS - MEDIANS							
8	<i>Cedrus deodara</i>	DEODAR CEDAR	3b-10, 14-24	80	40	Evergreen	
8	<i>Cinnamomum camphora</i>	CAMPHOR TREE	8, 9, 12-24, H1, H2	50	60	Evergreen	



City of Fillmore - Approved Specie Palette

PKWY	BOTANICAL NAME	COMMON NAME	ZONE	HEIGHT	SPREAD	TYPE	SOIL RESTRICTIONS
5	<i>Ginkgo biloba</i>	MAIDENHAIR TREE	A3, 1-10, 12, 14-24	50	30	Deciduous	
5	<i>Liriodendron tulipifera</i>	TULIP TREE	2-12, 14-24	60	40	Deciduous	
8	<i>Liquidambar s. 'Rotundiloba'</i>	ROUND-LEAFED SWEETGUM	1-12, 14-24	60	25	Deciduous	
8	<i>Magnolia grandiflora</i>	SOUTHERN MAGNOLIA	4-12, 14-24, H1, H2	60	40	Evergreen	
8	<i>Tipuana tipu</i>	TIPU	12, 13-16, 18-24	40	50	Either	
8	<i>Quercus agrifolia</i>	COAST LIVE OAK	5, 7-24	70	70	Evergreen	
8	<i>Quercus rubra</i>	RED OAK	1-12, 14-24	90		Deciduous	
8	<i>Ulmus p. 'Brea'</i>	BREA ELM	3-24	50	60	Either	Branches are more upright; larger leaves
8	<i>Ulmus p. 'True Green'</i>	TRUE GREEN ELM	3-24	50	60	Either	More evergreen, oval crown; darker leaves

TRAFFIC CIRCLES

8	<i>Cedrus deodara</i>	DEODAR CEDAR	3b-10, 14-24	80	40	Evergreen	
8	<i>Celtis sinensis</i>	CHINESE HACKBERRY	8-16, 18-20	40	30	Deciduous	
8	<i>Cinnamomum camphora</i>	CAMPHOR TREE	8, 9, 12-24, H1, H2	50	60	Evergreen	
8	<i>Quercus agrifolia</i>	COAST LIVE OAK	5, 7-24	70	70	Evergreen	
8	<i>Quercus rubra</i>	RED OAK	1-12, 14-24	90		Deciduous	
8	<i>Quercus virginiana</i>	SOUTHERN LIVE OAK	1-12, 14-24	90		Deciduous	

HERITAGE VALLEY PARKWAY

8	<i>Cedrus deodara</i>	DEODAR CEDAR	3b-10, 14-24	80	40	Evergreen	
8	<i>Cinnamomum camphora</i>	CAMPHOR TREE	8, 9, 12-24, H1, H2	50	60	Evergreen	
5	<i>Ginkgo biloba</i>	MAIDENHAIR TREE	A3, 1-10, 12, 14-24	50	30	Deciduous	
8	<i>Lophostemon confertus</i>	BRISBANE BOX	15-17, 9-24, H1, H2	60	40	Evergreen	Tolerates most soils on sites from seacoast to inland valleys; alkaline
8	<i>Magnolia grandiflora</i>	SOUTHERN MAGNOLIA	4-12, 14-24, H1, H2	60	40	Evergreen	
8	<i>Platanus acerifolia 'Bloodgood'</i>	LONDON PLANE	2-24	60	40	Deciduous	
8	<i>Podocarpus gracilior</i>	FERN PINE	8, 9, 12, 13-24, H1, H2	50	50	Evergreen	

PARKS - OPEN SPACE

5	<i>Acer negundo</i>	BOX ELDER	1-10,12-24	60	40	Deciduous	
8	<i>Alnus rhombifolia</i>	WHITE ALDER	1b-10, 14-21	65	40	Deciduous	Tolerates heat and wind; native to streams
5	<i>Cassia leptophylla</i>	GOLD MEDALLION TREE	15-16, 20-24, H1, H2	25	30	Either	
3	<i>Cercis canadensis</i>	EASTERN REDBUD	1-3, 7-20	35		Deciduous	
8	<i>Eucalyptus citriodora</i>	LEMON-SCENTED GUM	5, 6, 8-24	100		Evergreen	
5	<i>Eucalyptus deglupta</i>	MINDANAO GUM	5, 6, 8-24	80		Evergreen	
5	<i>Ginkgo biloba</i>	MAIDENHAIR TREE	A3, 1-10, 12, 14-24	50	30	Deciduous	
3	<i>Hymenosporum flavum</i>	SWEETSHADE	8, 9, 14-24	40	20	Evergreen	
5	<i>Jacaranda mimosifolia</i>	JACARANDA	12, 13, 15-24	40	50	Either	
5	<i>Juglans hindsii</i>	CALIFORNIA BLACK WALNUT	5-9, 14-20	60	50	Deciduous	
8	<i>Pinus pinea</i>	ITALIAN STONE PINE	8, 9, 12-24, H1	80		Evergreen	
8	<i>Platanus racemosa</i>	CALIFORNIA SYCAMORE	4-24	70	50	Deciduous	
8	<i>Platanus racemosa</i>	CALIFORNIA SYCAMORE	4-24	70	50	Deciduous	
8	<i>Populus fremontii</i>	FREMONT COTTONWOOD	7-24	60	50	Deciduous	
8	<i>Quercus agrifolia</i>	COAST LIVE OAK	5, 7-24	70	70	Evergreen	
5	<i>Tabebuia avellanedae</i>	LAVENDER TRUMPET TREE	15, 16, 20-24, H1, H2	60	40	Briefly deciduous	Best with well drained soils
5	<i>Ulmus p. 'Frontier'</i>	FRONTIER ELM	3-24	40	50	Either	



City of Fillmore

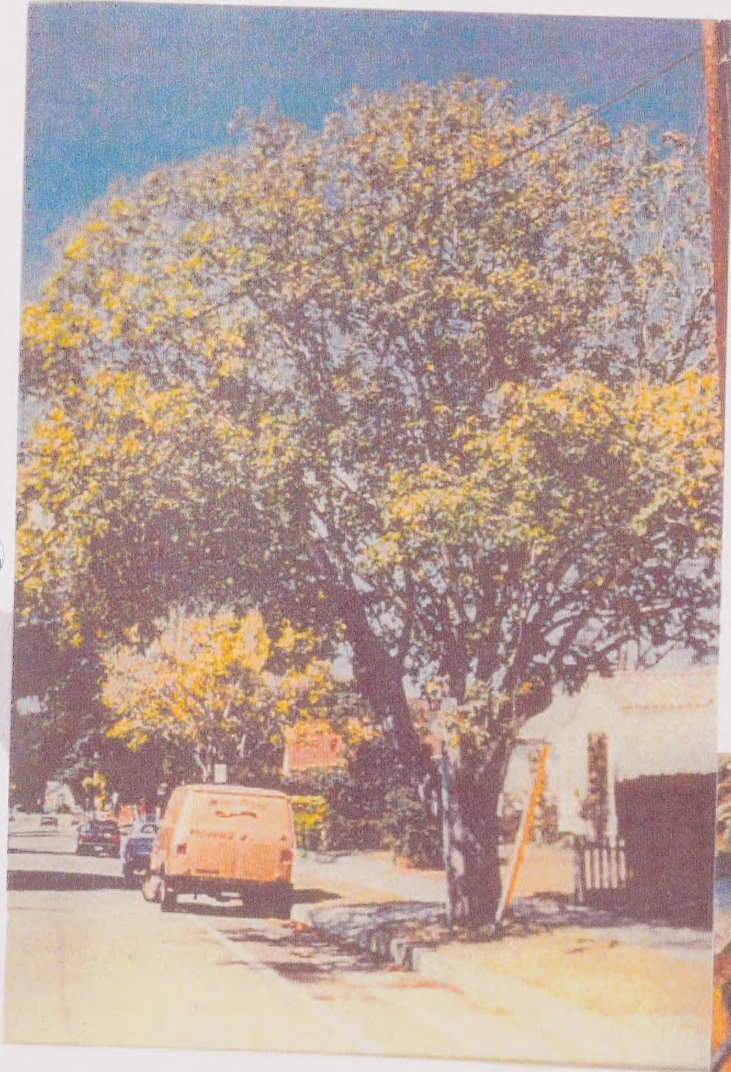
SPECIE PALETTE



West Coast Arborists, Inc.: Tree Care Professionals Serving Communities Who Care About Trees

BOX ELDER

Acer negundo



WHITE ALDER

Alnus rhombifolia



BOTTLE TREE

Brachychiton populneus



LEMON BOTTLEBRUSH

Callistemon citrinus



CAPE CHESTNUT

Calodendrum capense



CROWN OF GOLD TREE

Cassia excelsa



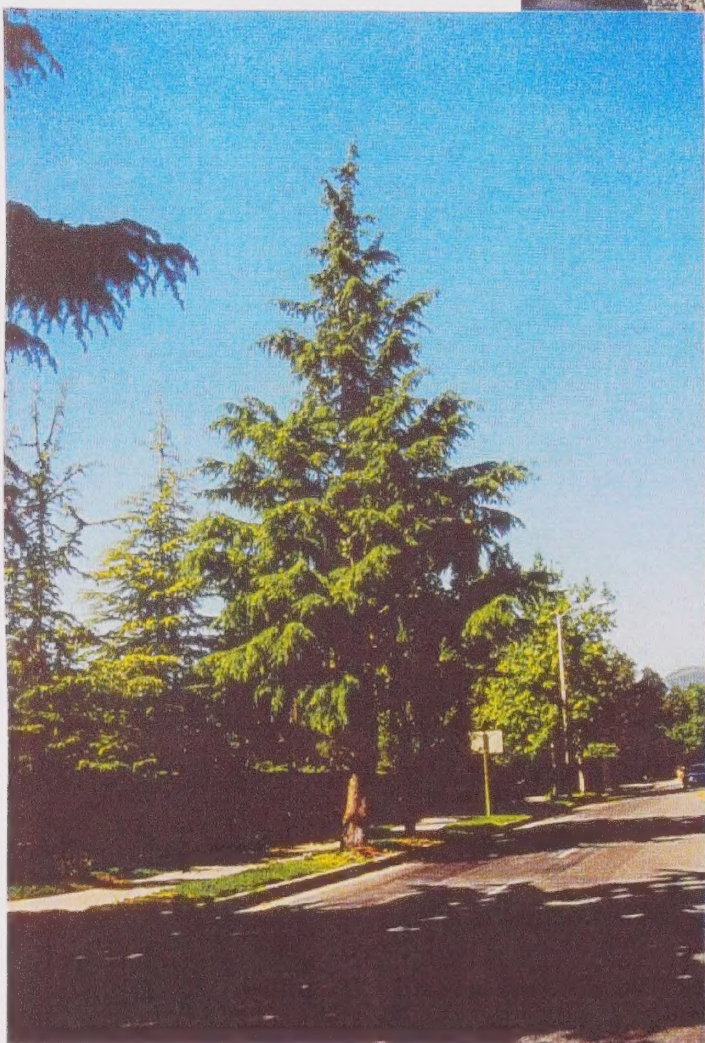
GOLD MEDALLION TREE

Cassia leptophylla



DEODAR CEDAR

Cedrus deodara



CHINESE HACKBERRY

Celtis sinensis



EASTERN REDBUD

Cercis canadensis



CHITALPA

Chitalpa tashkentensis



CAMPHOR TREE

Cinnamomum camphora



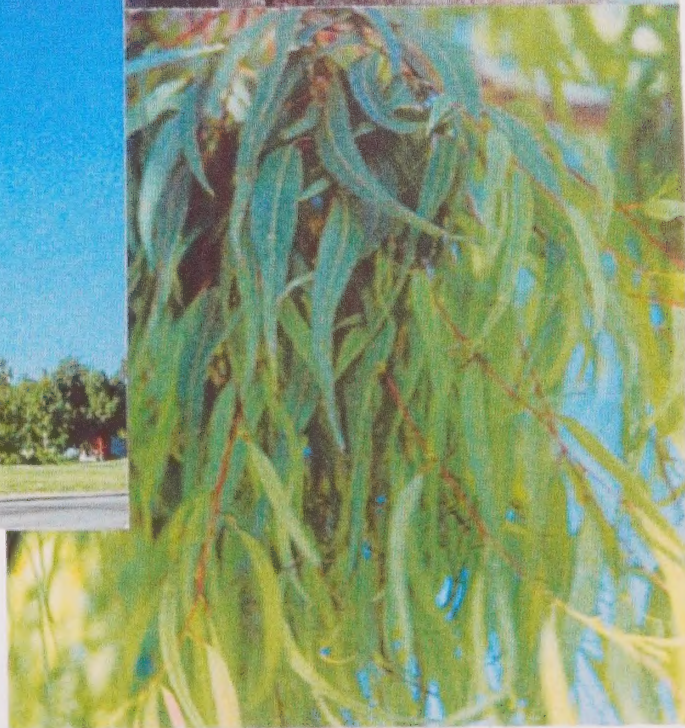
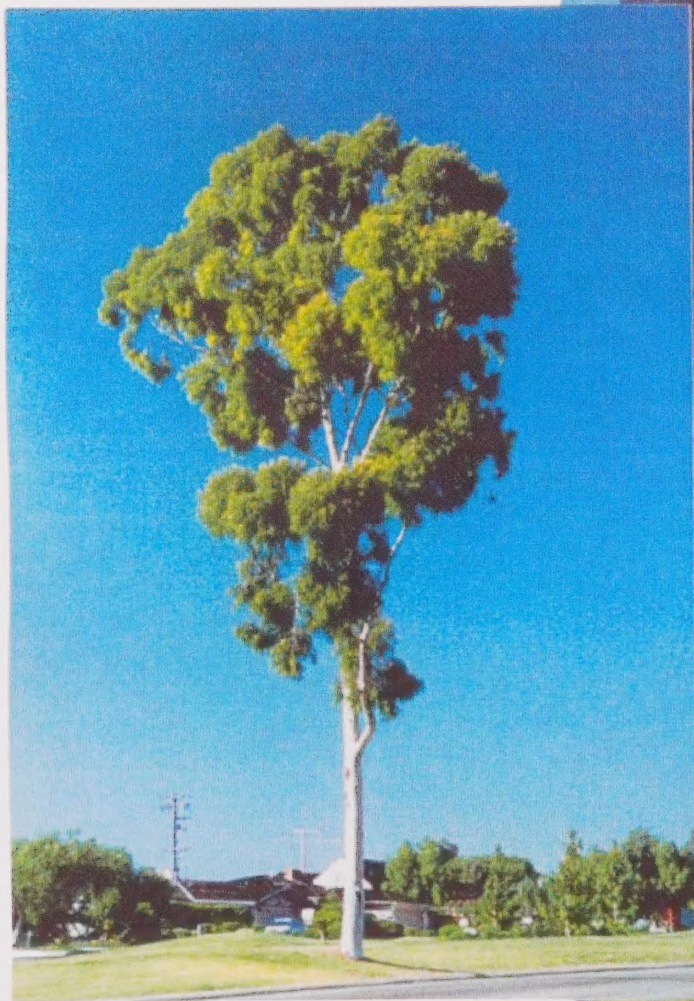
BRONZE LOQUAT

Eriobotrya deflexa



LEMON-SCENTED GUM

Eucalyptus citriodora



MINDANAO GUM

Eucalyptus deglupta



RED FLOWERING GUM

Eucalyptus ficifolia



NICHOL'S WILLOW LEAFED PEPPERMINT

Eucalyptus nicholii



CORAL GUM

Eucalyptus torquata



INDIAN LAUREL FIG

Ficus microcarpa 'Nitida'



CHINESE PARASOL TREE

Firmiana simplex



RAYWOOD ASH

Fraxinus angustifolia 'Raywood'



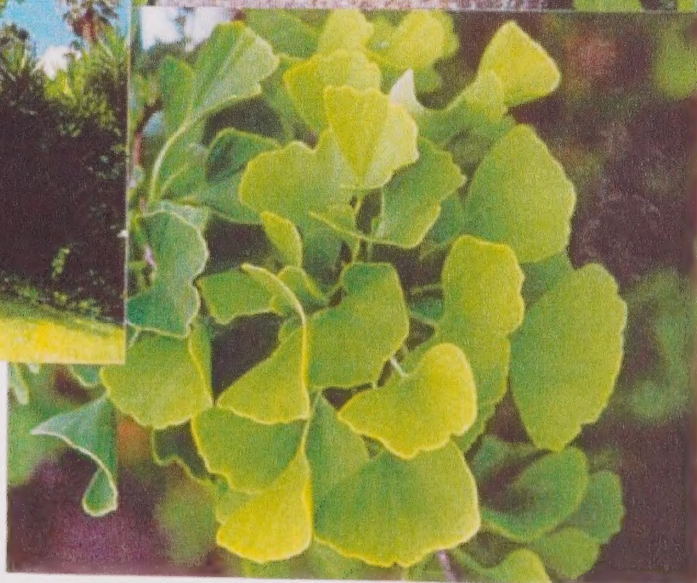
AUSTRALIAN WILLOW

Geijera parviflora



MAIDENHAIR TREE

Ginkgo biloba



GLEDITSIA TRIACANTHOS 'SUNBURST'

Gleditsia triacanthos 'Sunburst'

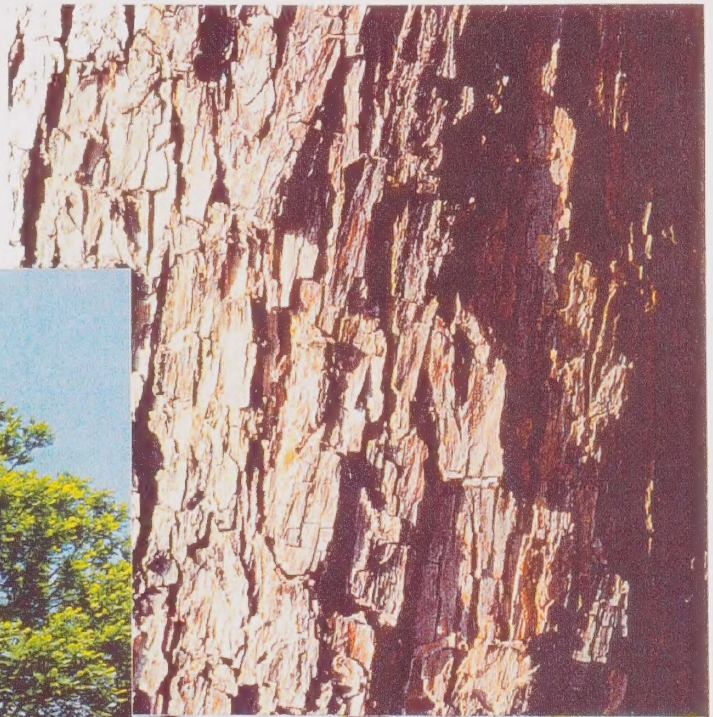


SWEETSHADE
Hymenosporum flavum



JACARANDA

Jacaranda mimosifolia



CALIFORNIA BLACK WALNUT

Juglans hindsii



CHINESE FLAME TREE

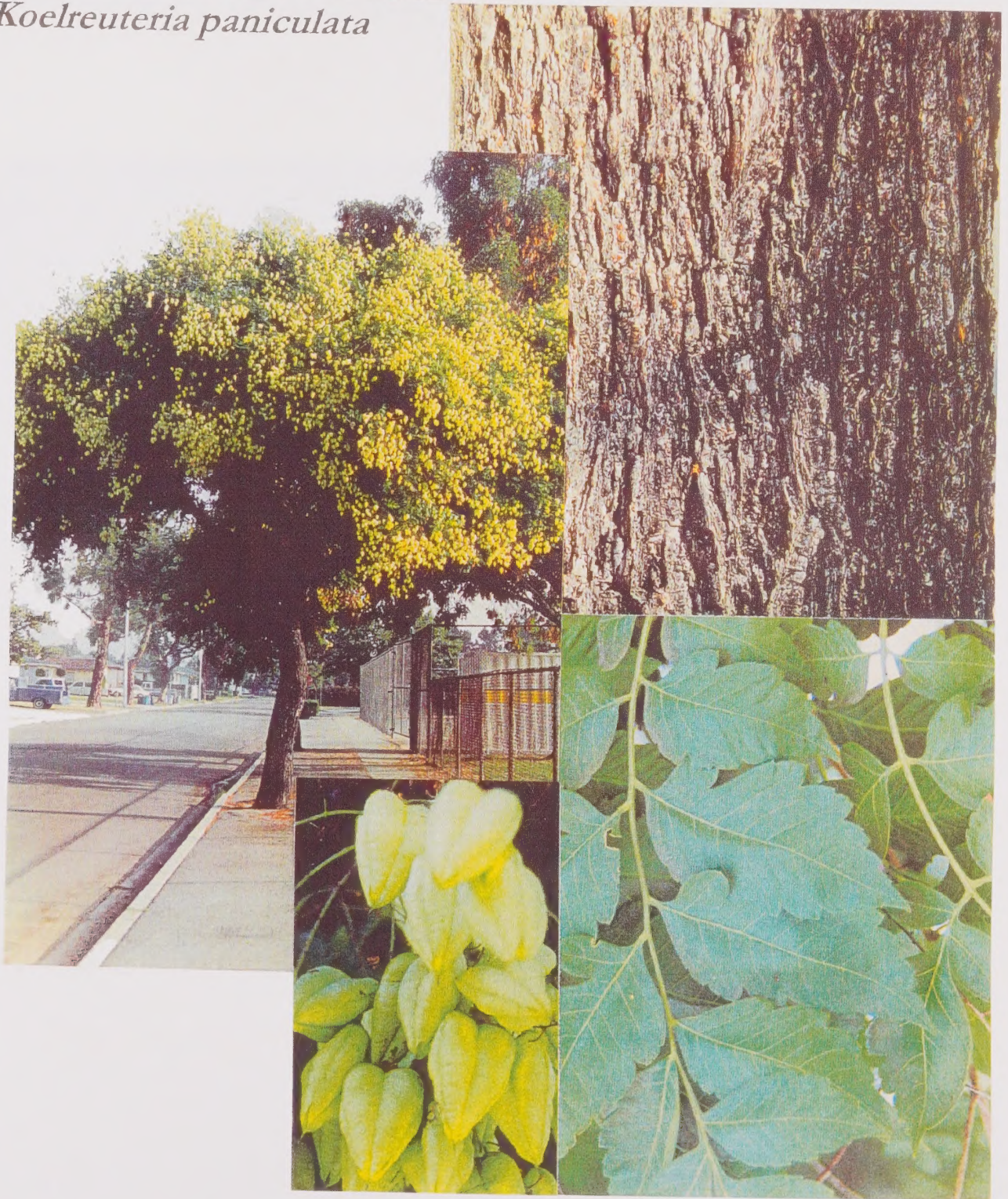
Koelreuteria bipinnata



JACKIE CHAN

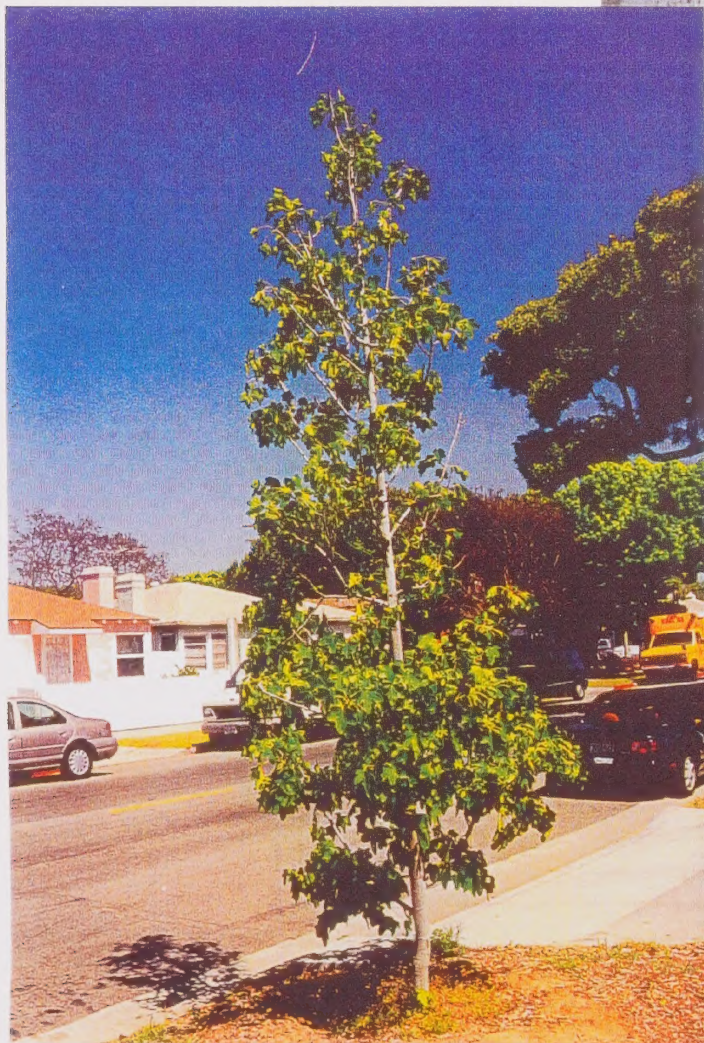
GOLDENRAIN TREE

Koelreuteria paniculata

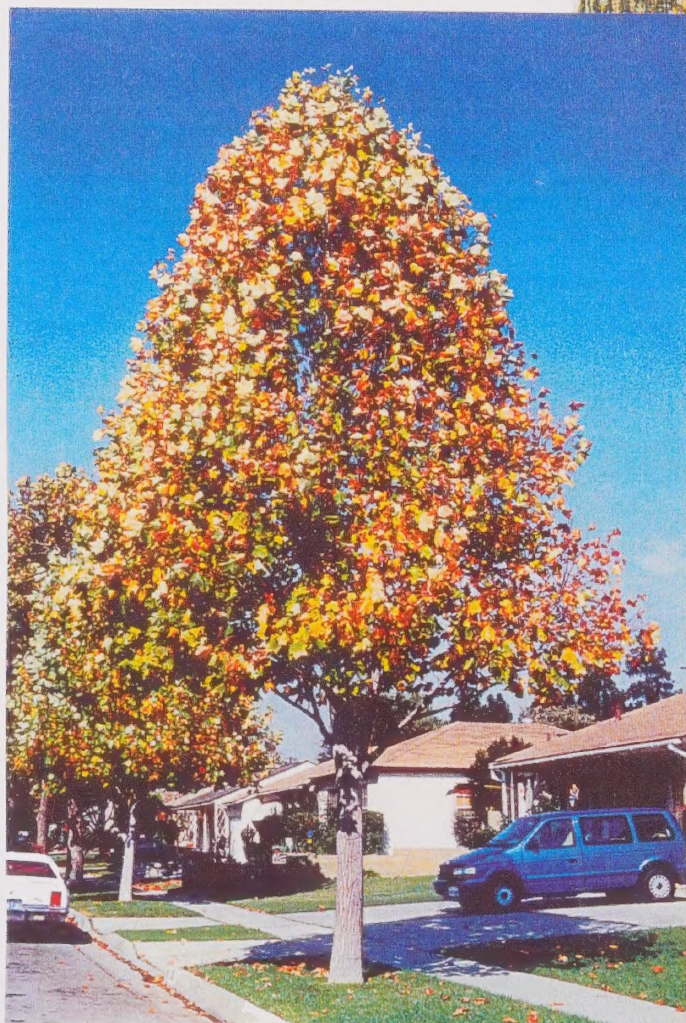


ROUND-LEAFED SWEETGUM

Liquidambar s. 'Rotundiloba'



TULIP TREE
Liriodendron tulipifera



BRISBANE BOX

Lophostemon confertus



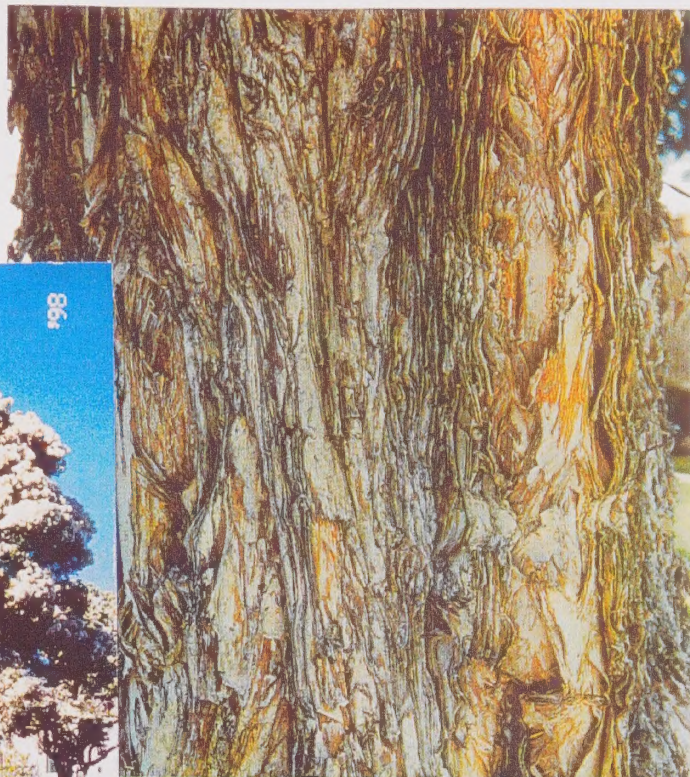
SOUTHERN MAGNOLIA

Magnolia grandiflora



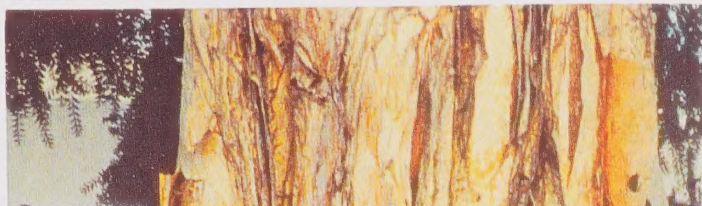
FLAXLEAF PAPERBARK

Melaleuca linariifolia



PRICKLY MELALEUCA

Melaleuca styphelioides



WHITE MULBERRY

Morus alba



ITALIAN STONE PINE

Pinus pinea



CHINESE PISTACHE

Pistacia chinensis



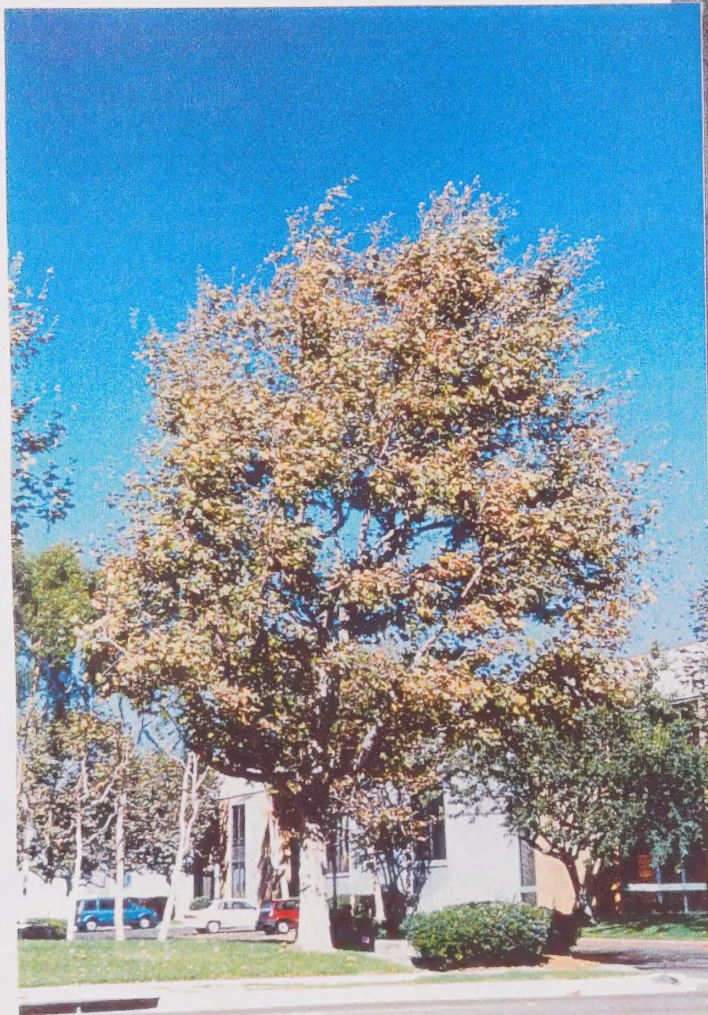
VICTORIAN BOX

Pittosporum undulatum



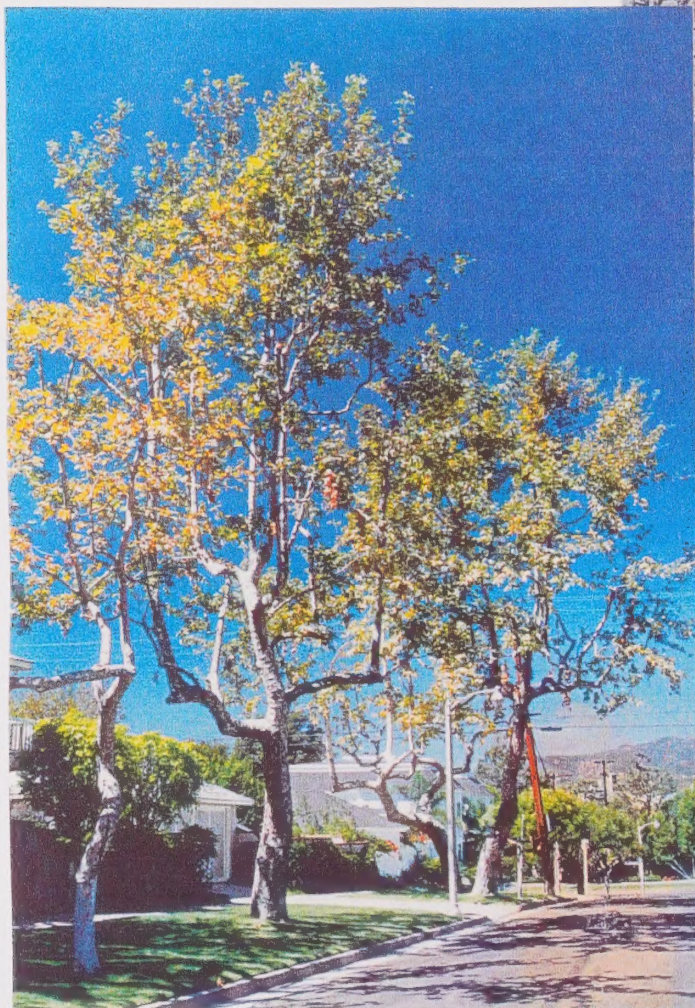
LONDON PLANE

Platanus acerifolia



CALIFORNIA SYCAMORE

Platanus racemosa



FERN PINE

Podocarpus gracilior



YEW PINE

Podocarpus macrophyllus



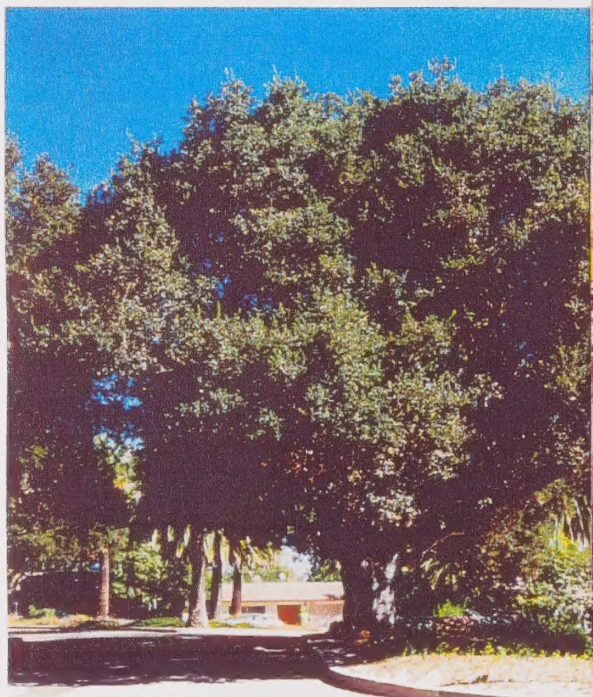
FREMONT COTTONWOOD

Populus fremontii



COAST LIVE OAK

Quercus agrifolia



HOLLY OAK

Quercus ilex



RED OAK

Quercus rubra



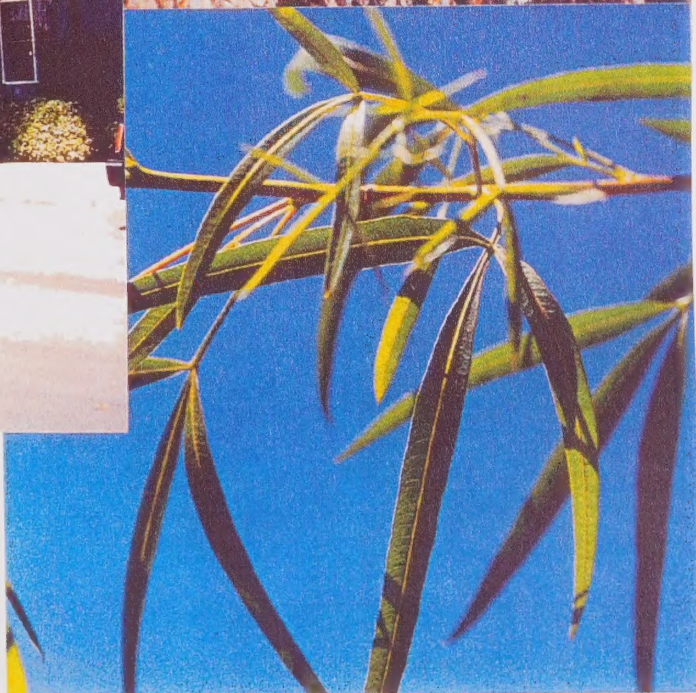
SOUTHERN LIVE OAK

Quercus virginiana



AFRICAN SUMAC

Rhus lancea



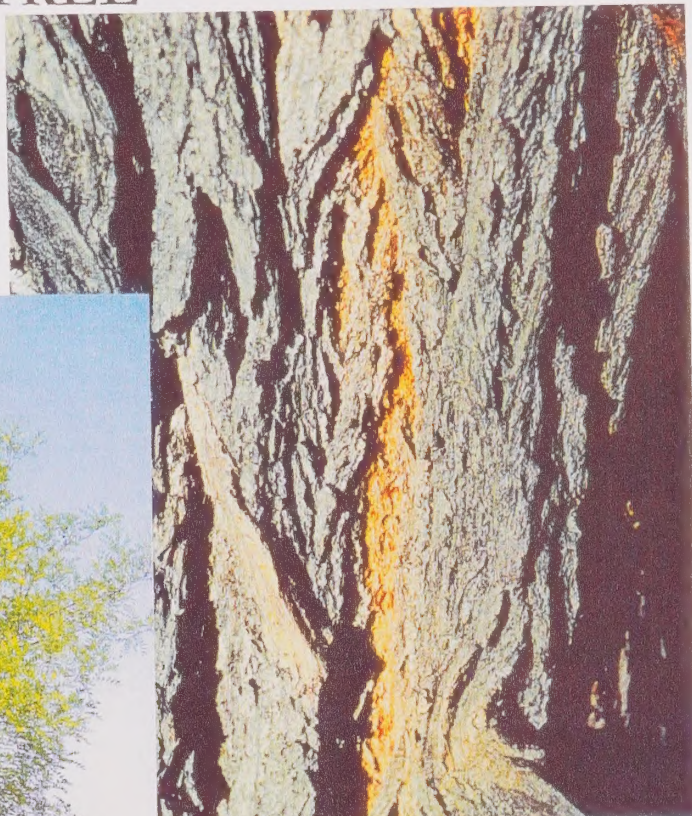
CHINESE TALLOW TREE

Sapium sebiferum



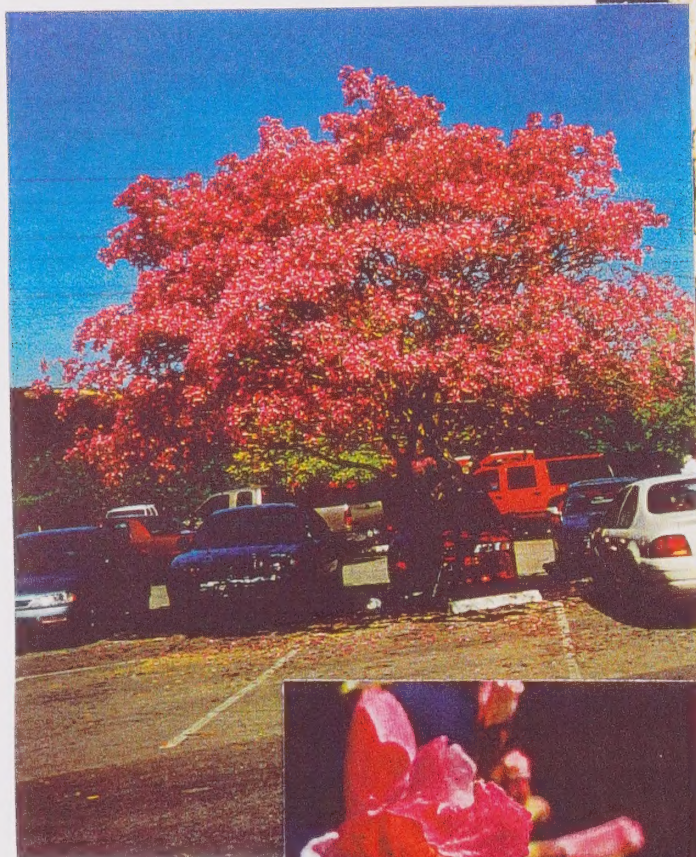
JAPANESE PAGODA TREE

Sophora japonica



LAVENDER TRUMPET TREE

Tabebuia avellanedae



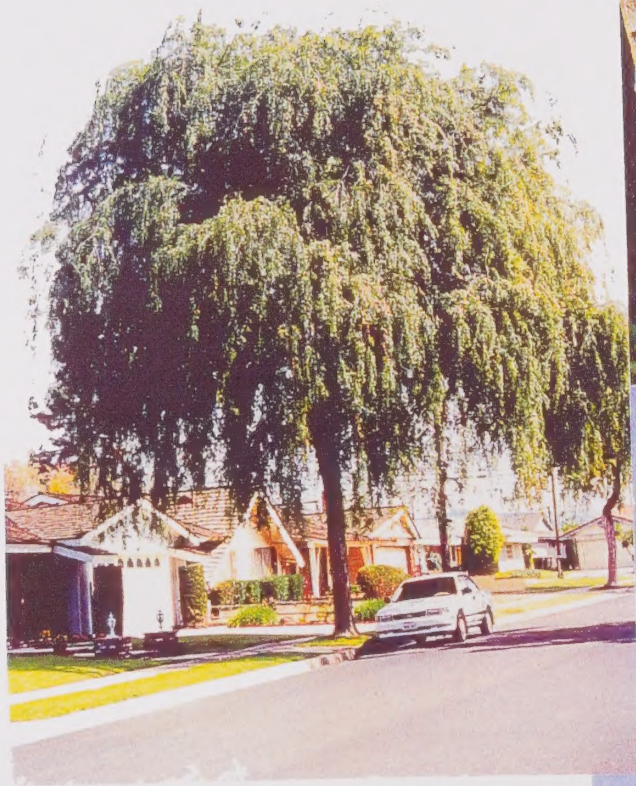
TIPU

Tipuana tipu



CHINESE ELM

Ulmus parvifolia

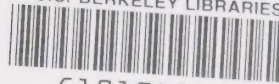


SAWLEAF ZELKOVA

Zelkova serrata



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